

PROJECT NARRATIVE

A New Development for
Arboreta Village

Location: 7600 E. University Dr.
Mesa, Arizona 85207

Parcels: 218-24-001H

Existing Use: Vacant Land

Proposed Use: Residential

Existing Zoning: RS-9

Proposed Zoning: RSL 3.0 with BIZ Overlay

Description:

This proposal is a request to rezone a property located at the south east corner of University Dr. and Sossaman Rd. A new single family housing development is proposed on existing vacant land. The development consist of 14 lots on 1.56 acres. The development also includes a retention basin that will double as open space with a covered gazebo. The overall community is designed in compliance with the City of Mesa General Plan chapter 4 and the Neighborhood Character Area. Clustered housing provides a safe environment for families by adapting CPTED standards such as “eyes on the street” and other visual deterrents for criminal activity. The design also encourages comminty and social interaction without eliminating privacy and personal space.

The existing zoning of the site is RS-9, it is requested to rezone the parcel to RSL 3.0 with a BIZ overlay to allow a greater density of units. The increased density is in line with the existing apartment complex located to the west of the site. The average lot size is 3,180 sq. ft. which is comparable to the lot sizes of the neighborhood located to the south and east of the site.

Access will be provided from University Drive with an exit only drive on Sossaman Road. Fire apparatus and trash pickup will be from University Drive and existing on Sossaman Rd. Drainage will be provided via a valley gutter located in the center of the road with two drains located on the east and west ends of the property. The community is designed with social connectivity in mind. The units are grouped together in clusters of 2 or 4 units each. The clusters each share a common drive and adjoining open space to foster and encourage neighborhood interactions. A common access path is provided between the 4 unit clusters leading from the eastern edge of the community to the open space provided on the western side to aid in the walkability of the neighborhood. A community mailbox will be provided near the entry of the neighborhood off of University Drive.

After meeting with City staff the site layout and floor plans have been modified to create more intimate neighborhood feeling. The community will have three unique floor plans determined by the individual lot size. The development is designed around the Santa Barbara architectural theme, with various arched elements and tiled roofs, to provide a quality desing and neighborhood character. The

elevations will vary in appearance, architectural details that will allow for visual interest along the street frontage. Each unit will have a two car garage with space for additional parking. Each scheme will provide a 3 bedroom 2 bath layout in 2 stories with open living/kitchen located on the first floor.

As part of the RSL 3.0 zoning designation requested the community will provide the following design elements:

Streetscape Elements

- Parkland and Useable Open Space – minimum of 30% greater than required 400 sq. ft. per unit.
 - Communal open space is provided via two areas of open space that will be landscaped with natural turf to allow for play/recreation. The open spaces are provided along the western edge of the property to buffer the neighborhood from Sossaman Rd. They will also serve as retention basin. A dog run is also provided along the Eastern edge of the property located adjacent to the mail box.
 - Private open space is also provided to each unit via a walled in back yard. The size varies per the various lot configurations, the average size approximately 680 sq. ft.
 - See site plan for area calculations
- Paving Material
 - Decorative stamped concrete will be provided at the both entries/exits to enhance and distinguish the neighborhood from Sossaman Rd. & University Dr.
 - Decorative Stamped concrete will be provided at each of the shared driveway entries to signify a change from a more public street to a semi-private drive, furthering a sense of common ownership.

Site Design Elements

- Shared or Clustered Driveways
 - Each cluster shall share a common drive that will access either 2 or 4 units depending on the configuration.

Building Design Elements

- Variable Garage Entries
 - The majority of the units shall have a side-loaded garage entry.
 - The remainder of the units are set back off the road to minimize the impact of the garage door along the street façade.
- Entries and Porches
 - Over 50% of the units shall have a covered porch that will run across the front of the unit.

A Bonus Intensity Zone (BIZ) Overlay is requested to allow for greater residential density to enhance the walkability and communal aspects of the development. The development is consistent with the City of Mesa General Plan to encourage unique neighborhoods that promote sustainable development and promotes pedestrian activity. As an 'in-fill' site the development is able to utilize existing city infrastructure and public transportation, while still providing a unique development and complements the existing uses of the adjacent developments. The BIZ overlay is requested to allow deviations of the required setbacks for this community.

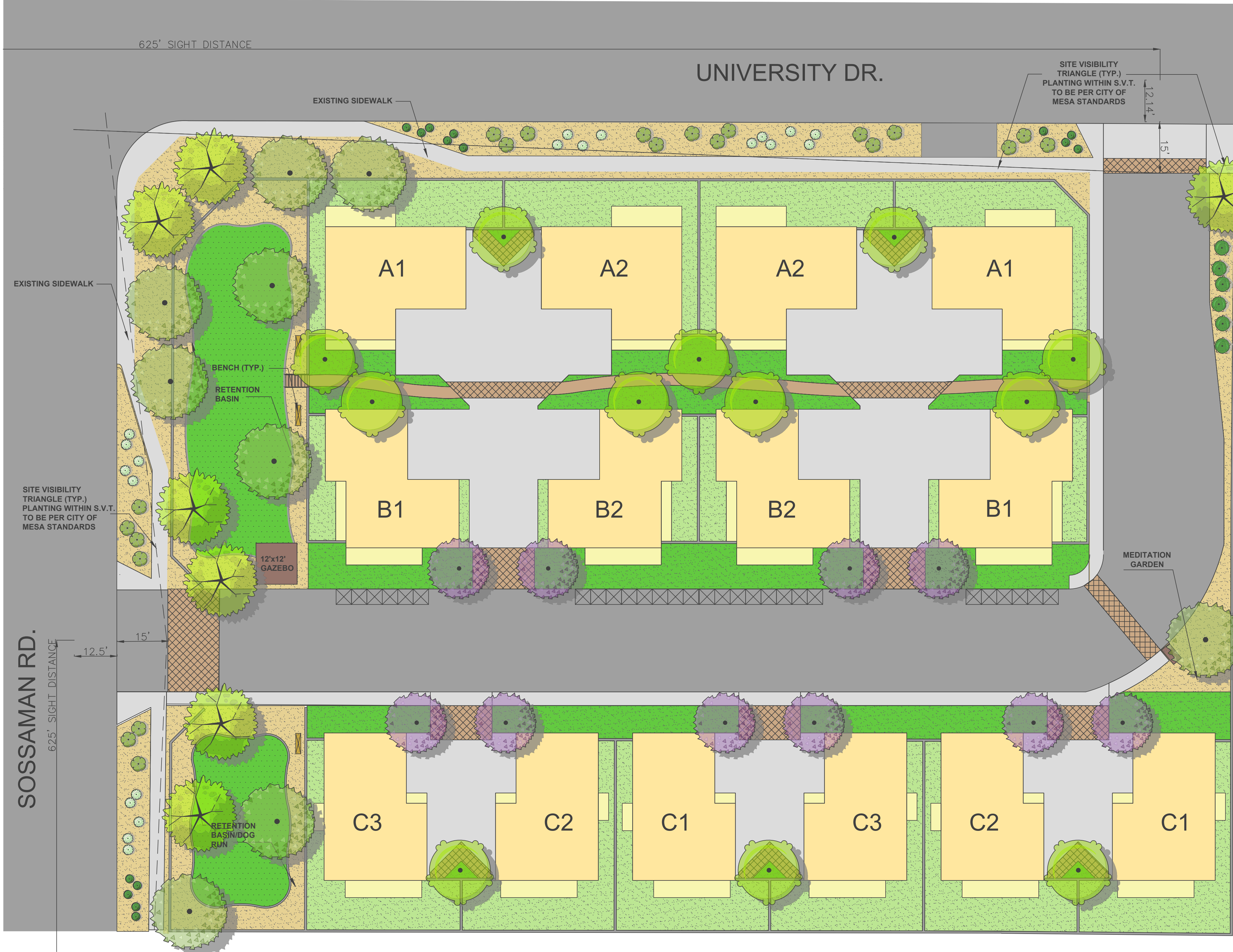
Deviations requested:

- Front Building wall setback – 15' required, 12' requested to allow a to provide street width required for solid waste pickup.
- Front Porch setback – 10' required, 7' requested to provide enhanced front elevation with shaded entry.
- Rear setback – 20' required, minimum of 8' requested to allow a pedestrian access path to community amenities

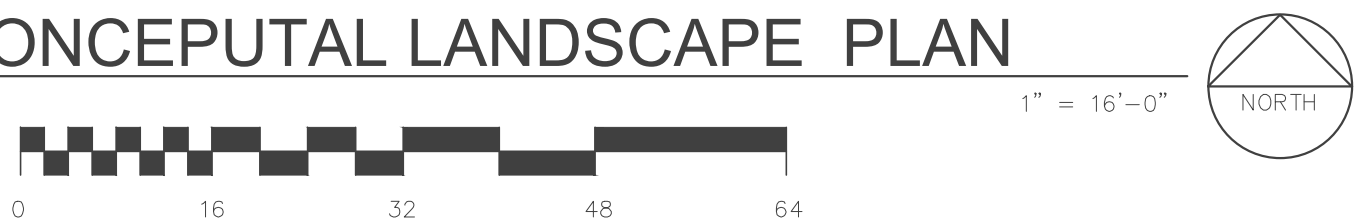
- Street side setback – 10' required, 5' requested to allow common access drives to accommodate garage doors facing away/set back away from the street.

Environment Performance Standards provided:

- Utilize areas with existing utility and transportation infrastructure.
 - The community will be built as an "in-fill" project. The area has existing access to public utilities and transportation infrastructure.
- Utilize locations within ¼ mile of existing bus stop.
 - Located at the southeast corner of University Dr. and Sossaman Rd. provides the community close access to several existing bus routes.
- Provide safe and secure storage for bicycles
 - With each unit having an attached two car garage a secure storage area is available for each unit.



CONCEPUTAL LANDSCAPE PLAN



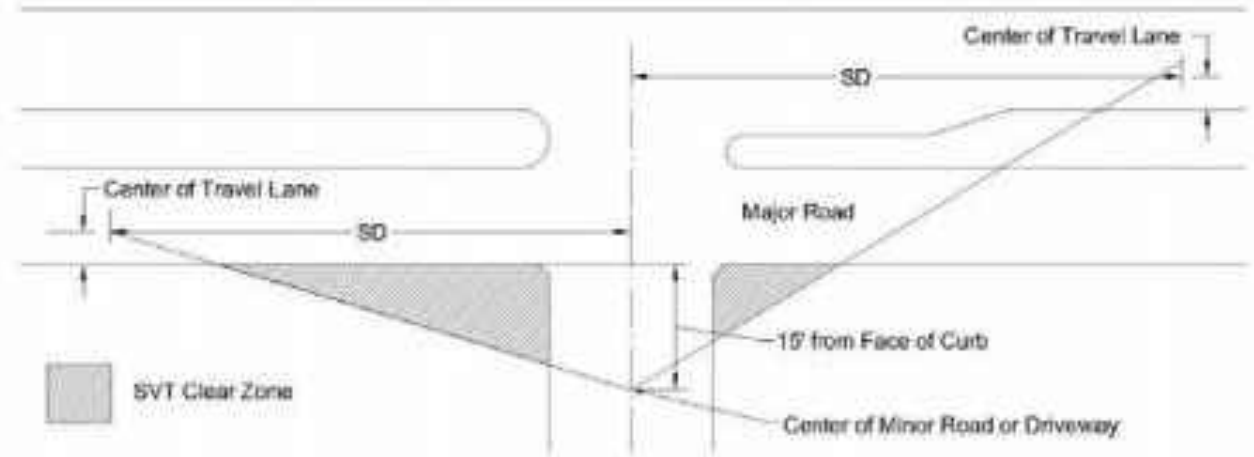
LEGEND:

- PAVEMENT
- CONCRETE
- STAMPED STAINED CONCRETE
- PUBLIC LANDSCAPE (NATURAL TURF)
- PUBLIC LANDSCAPE (ARTIFICIAL TURF)
- PRIVATE LANDSCAPE
- D.G. LANDSCAPE
- STAINED CONCRETE
- BENCH
- TRASH BIN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acacia stenophylla / Shoestring Acacia	15-Gal	12
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash	36"-Box	7
	Pistacia chinensis / Chinese Pistache	24"-Box	9
	Prunus cerasifera / Purple-leaf Plum	24"-Box	10
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Baileya multiradiata / Desert Marigold	1-Gal	20
	Lantana montevidensis / Trailing Lantana	5-Gal	21
	Leucophyllum frutescens / Green Cloud Sage	5-Gal	6
	Ruellia brittoniana 'Katie' / Dwarf Blue Bells	5-Gal	15

SITE VISIBILITY TRIANGLE:



Case B1 – Left Turn Maneuver From STOP

	Required Sight Distance (SD)			
Through Road Cross-Section	2 LU*	3 LU*	4LD** 5 LU*	6LD** 7 LU*
Through Road Width	34', 40', 48'	46, 48'	68', 72'	88', 94'
Time gap (t _g)	7.5"	8.0"	8.5"	9.0"
Design Speed				
30 mph	331	363	375	397
35 mph	386	412	437	463
40 mph	441	470	500	529
45 mph	496	529	562	595
50 mph	551	588	625	662

A NEW DEVELOPMENT
FOR
ARBORETA COMMUNITIES
7600 E. UNIVERSITY DR. MESA, AZ 85207

smART Development
Landscape Architecture
3419 N. Kachina Lane, Scottsdale, Arizona 85251

DATE: 07/23/20
DRAWN BY: SM
CHECKED BY: SM
JOB NO: 1807
PRINTED: 07/23/20

CONCEPTUAL LANDSCAPE PLAN

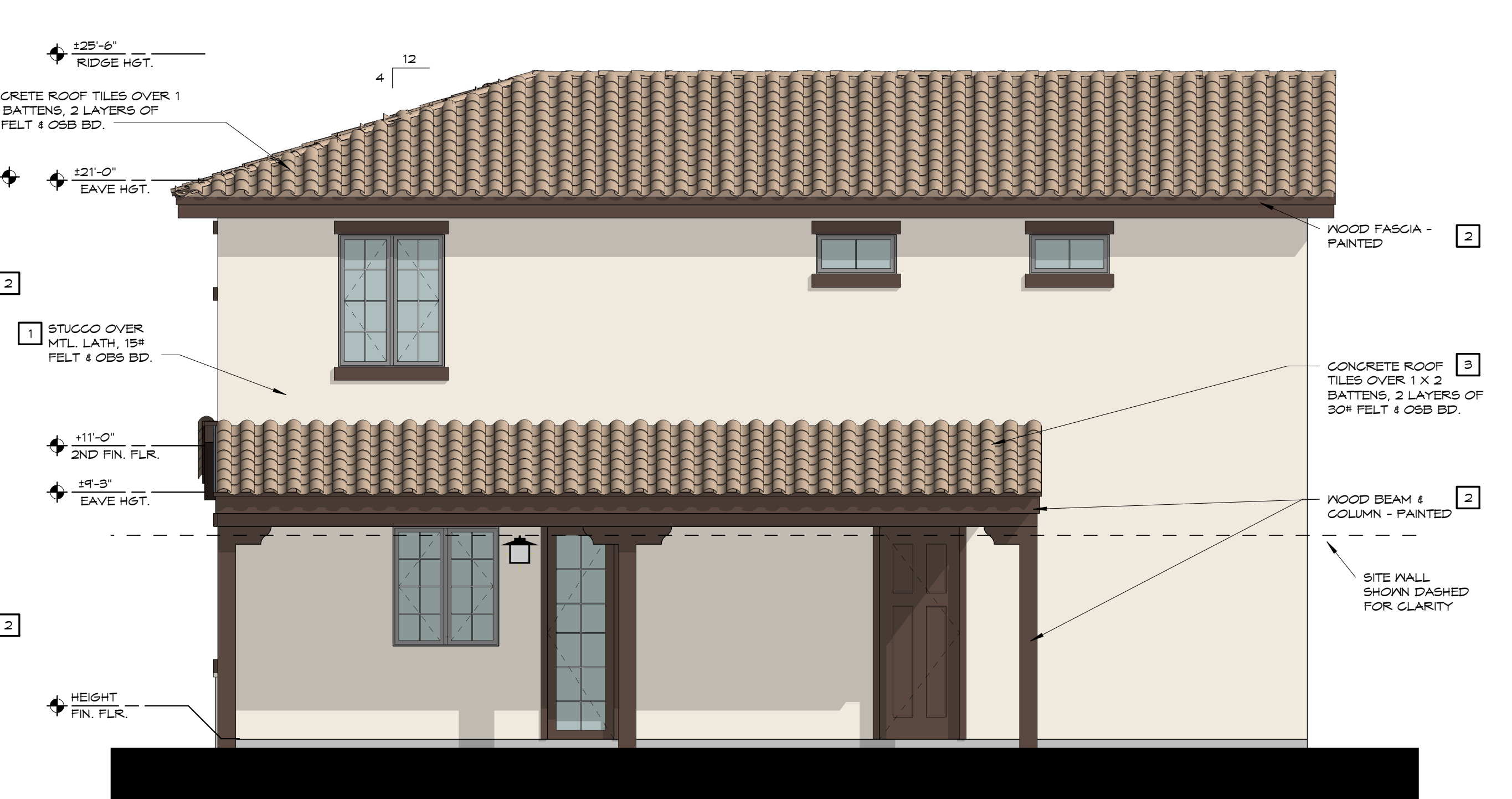
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EXPIRES 03-31-2022

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OF

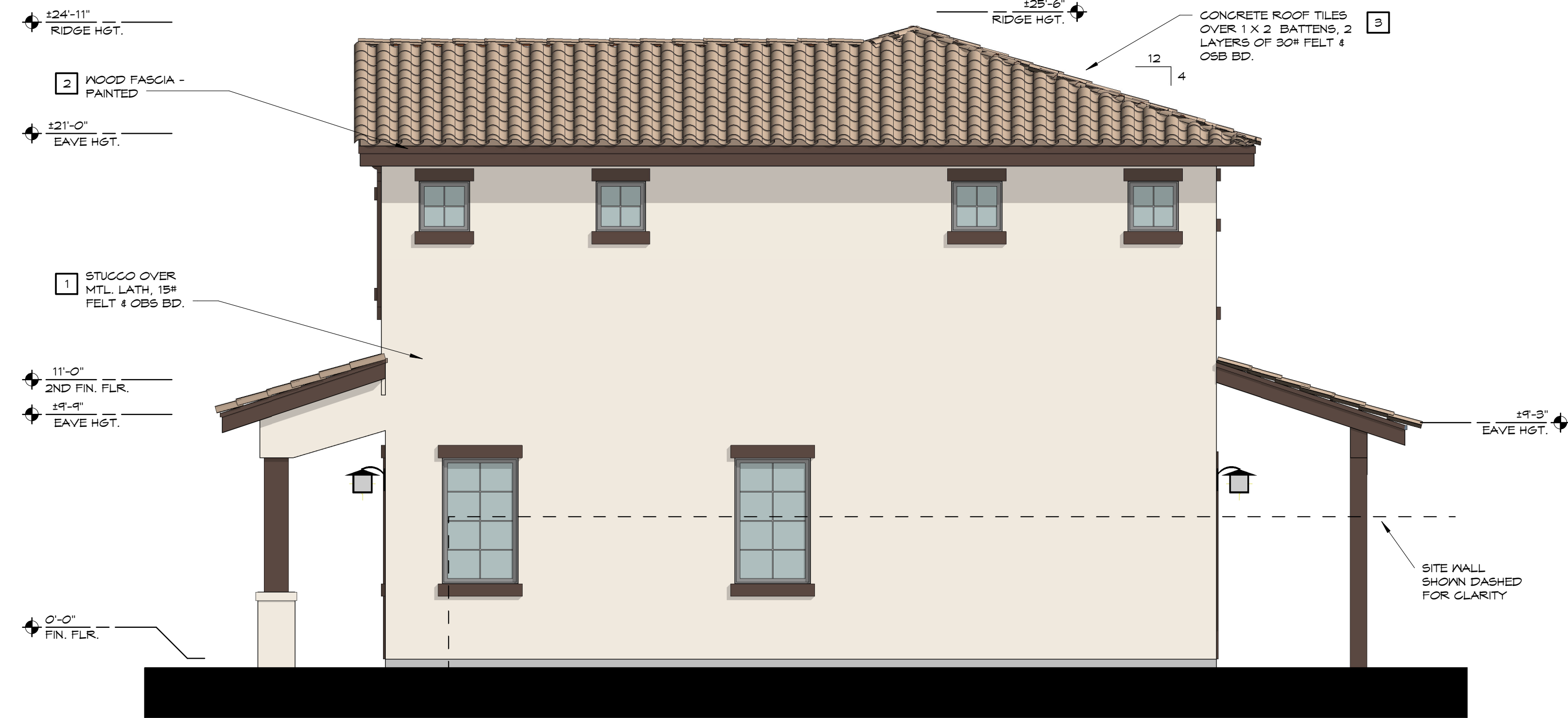
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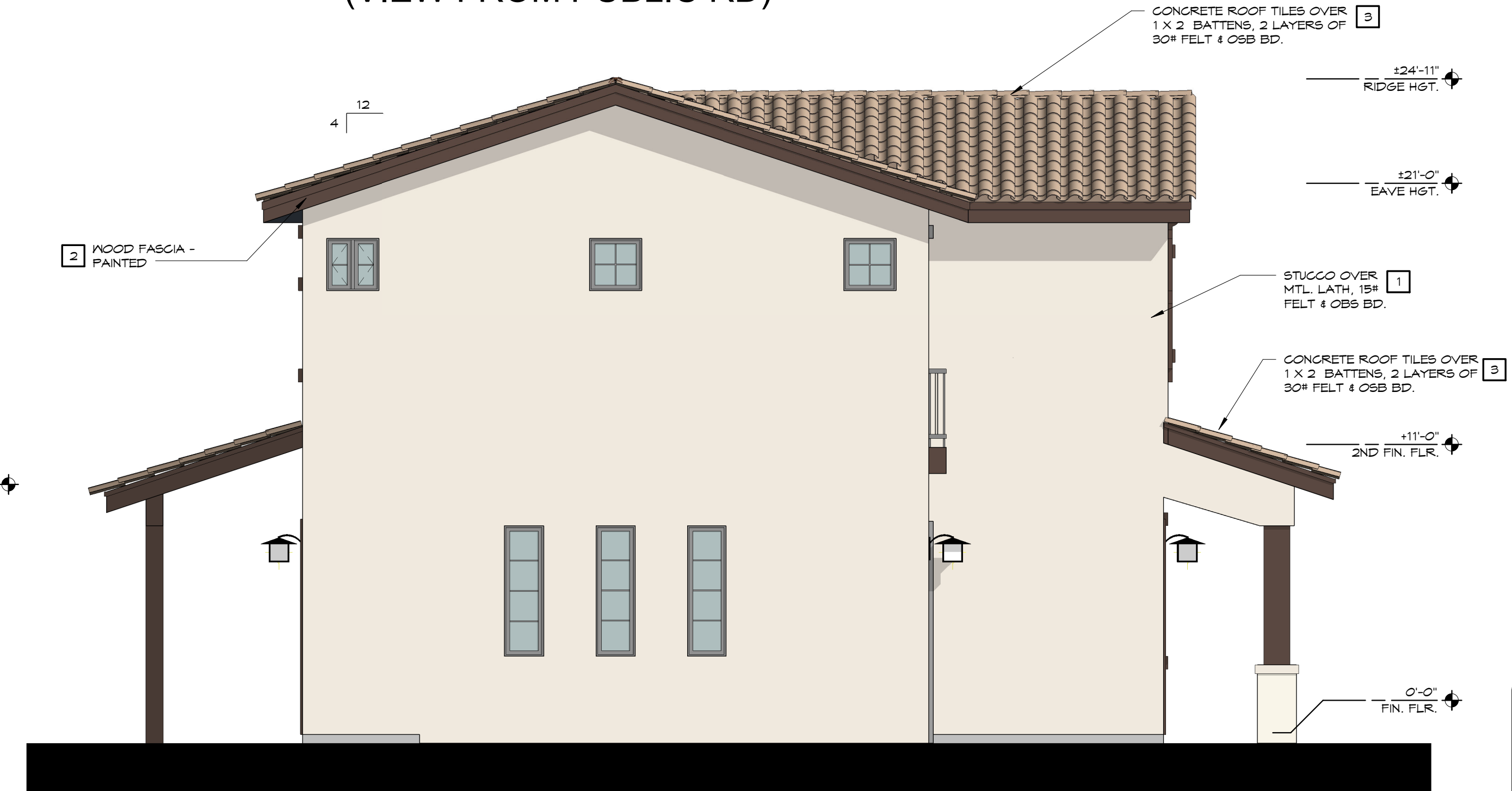
FRONT ELEVATION
(VIEW FROM PUBLIC RD)



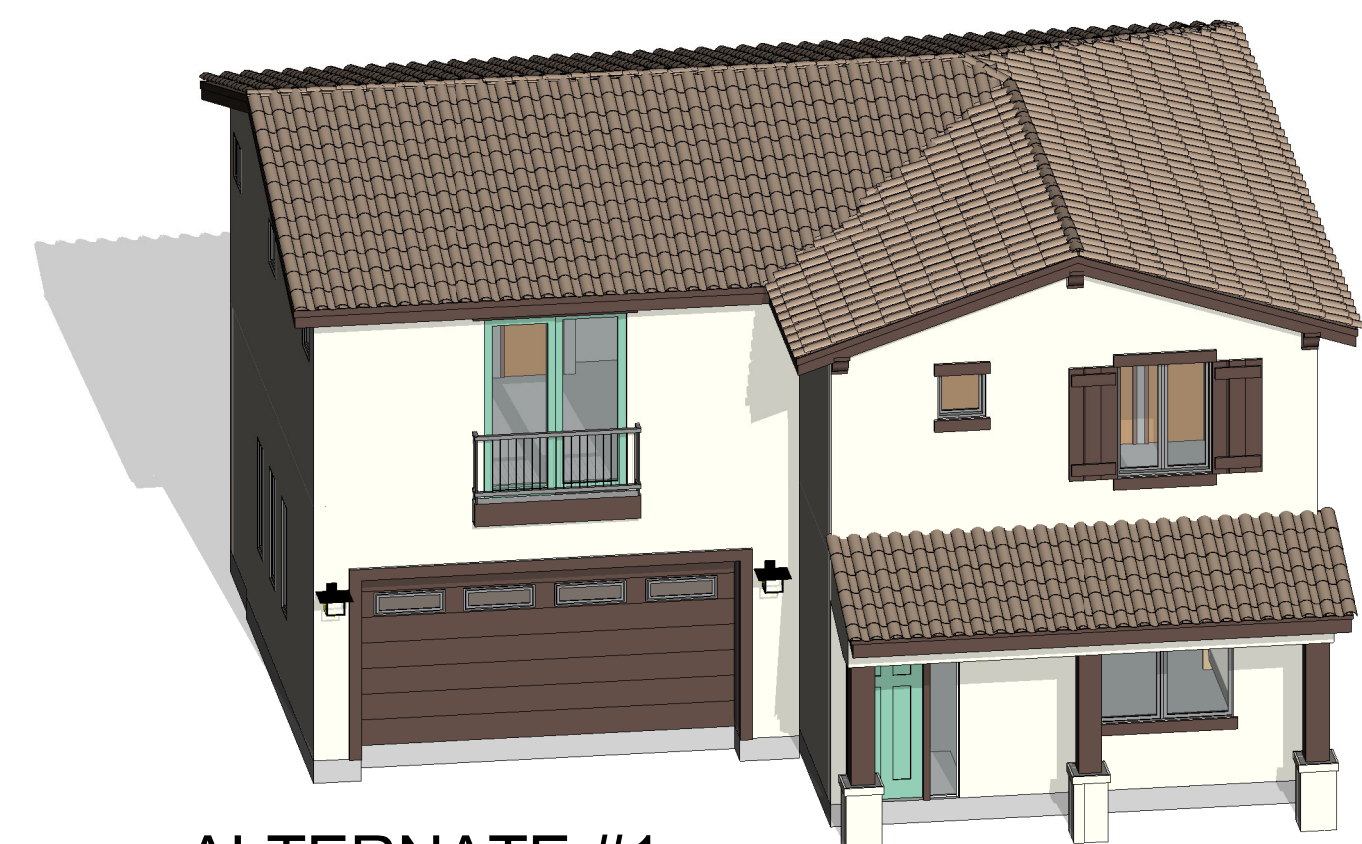
REAR ELEVATION
(VIEW FROM PUBLIC RD)



SIDE ELEVATION
(STREET VIEW)



SIDE ELEVATION
(PRIVATE VIEW)



ALTERNATE #1

EXTERIOR LIGHT FIXTURE OPTIONS

OPTION #1



OPTION #2

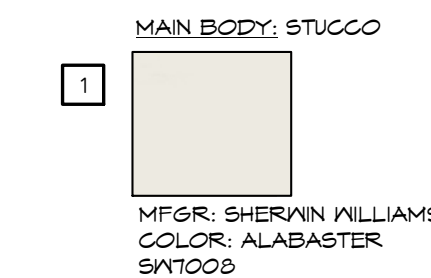


NOTE: CONTRACTOR TO VERIFY W/ OWNER LIGHT FIXTURE STYLE AND MANUFACTURER PRIOR TO CONSTRUCTION.

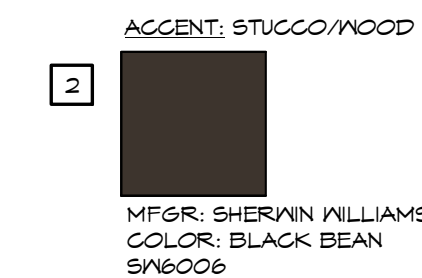
TYPE A1

COLOR LEGEND

OPTION #1



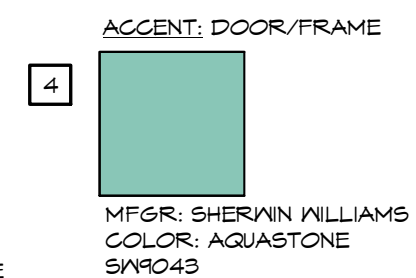
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MFG: SHERWIN WILLIAMS
COLOR: ALABASTER
SW7003



ACCENT: STUCCO/WOOD
MFG: SHERWIN WILLIAMS
COLOR: BLACK BEAN
SW6006

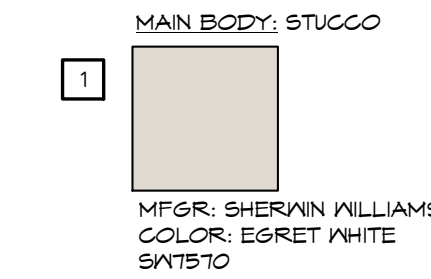


ROOF:
MFG: BORAL ROOF TILE
COLOR: MISSION 5 -
VERONA CLAY

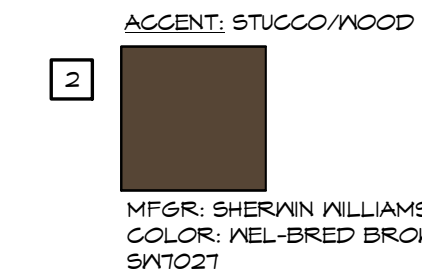


ACCENT: DOOR/FRAME
MFG: SHERWIN WILLIAMS
COLOR: AQUASTONE
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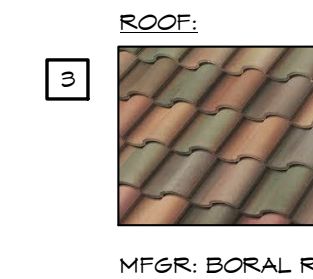
OPTION #2



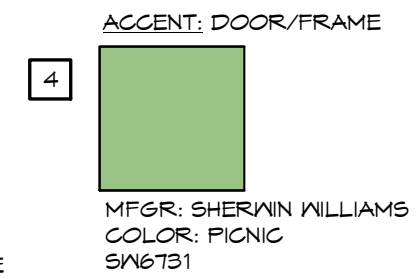
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COLOR: EGRET WHITE
SW7510



ACCENT: STUCCO/WOOD
MFG: SHERWIN WILLIAMS
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SW7021

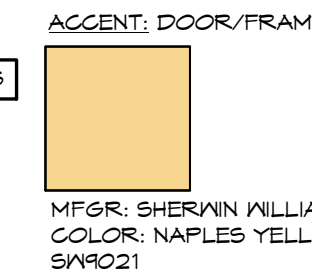


ROOF:
MFG: BORAL ROOF TILE
COLOR: MISSION 5 -
VERONA CLAY



ACCENT: DOOR/FRAME
MFG: SHERWIN WILLIAMS
COLOR: PISCIS
SW6731

CONTRACTOR'S OPTION

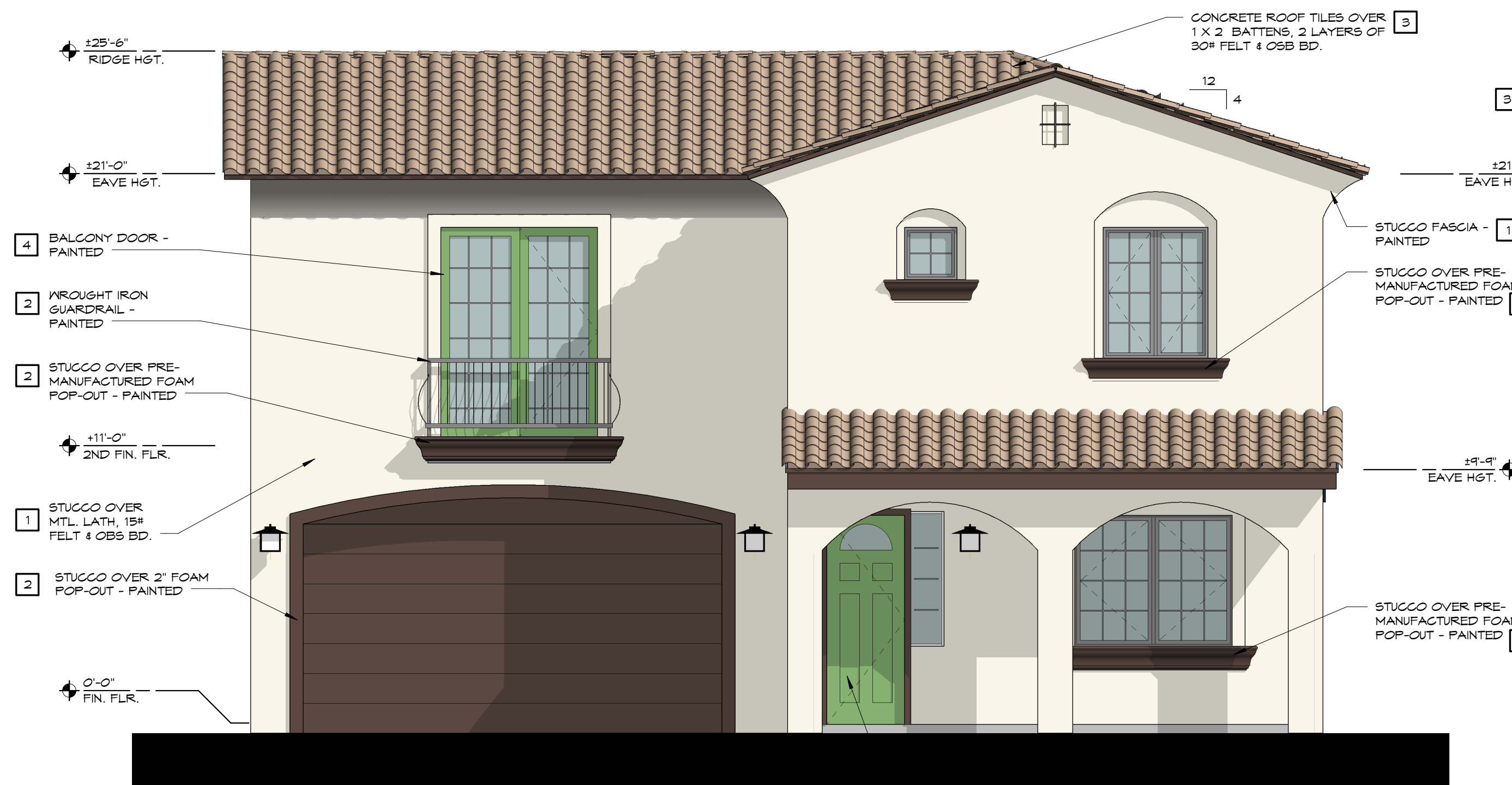


ACCENT: DOOR/FRAME
MFG: SHERWIN WILLIAMS
COLOR: NAPLES YELLOW
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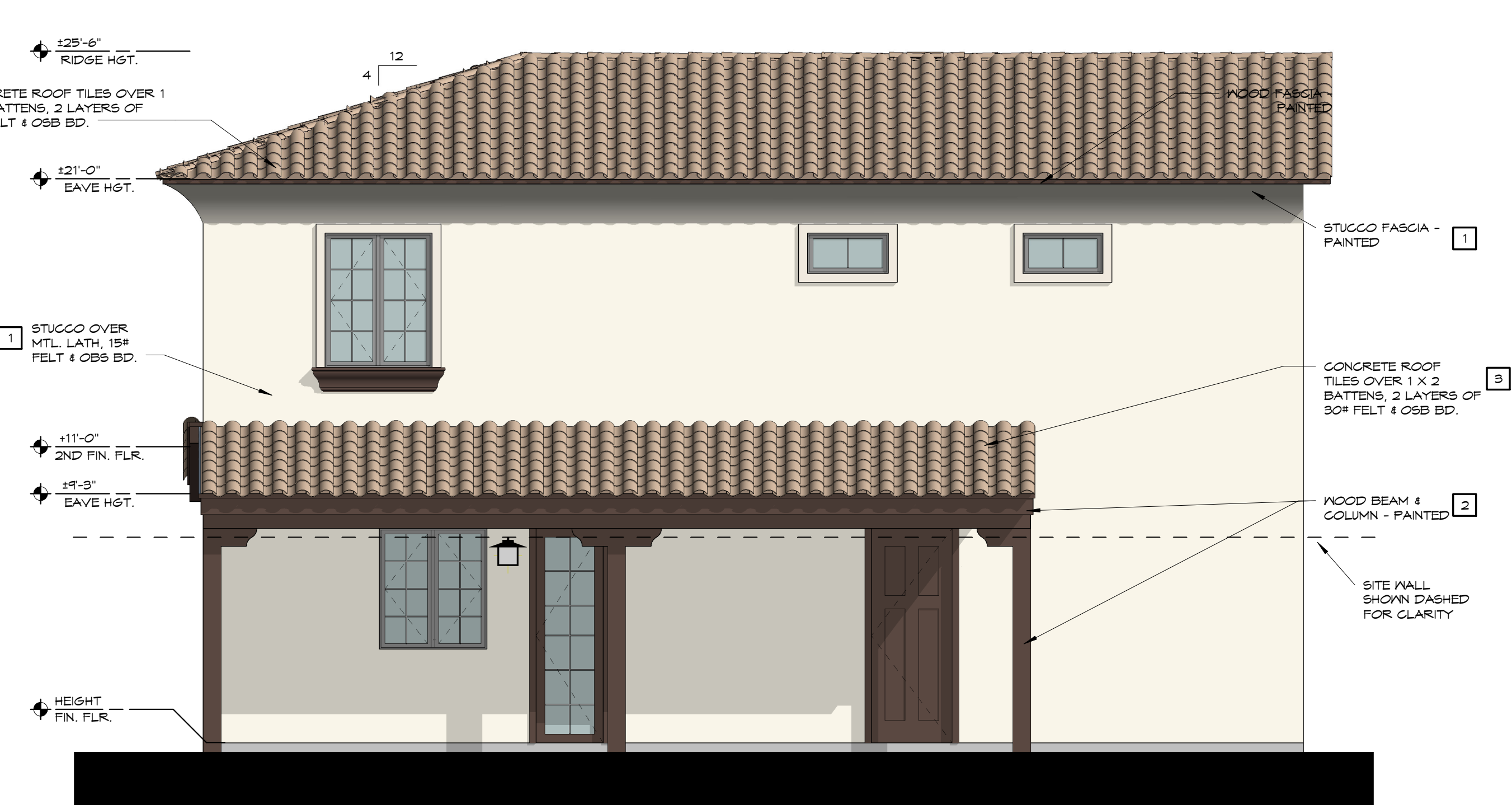
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BUILDING ELEVATIONS
EXPIRES: 6/30/21

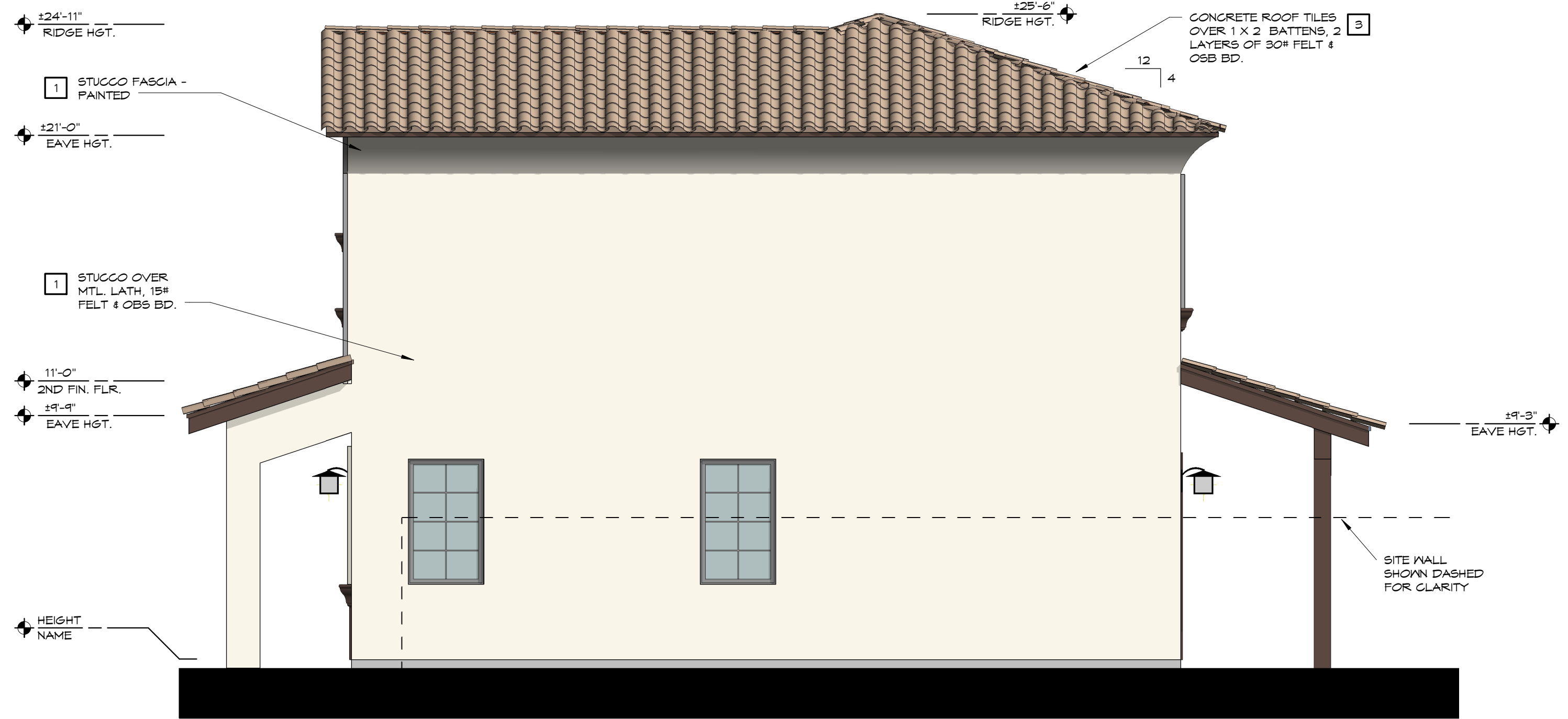
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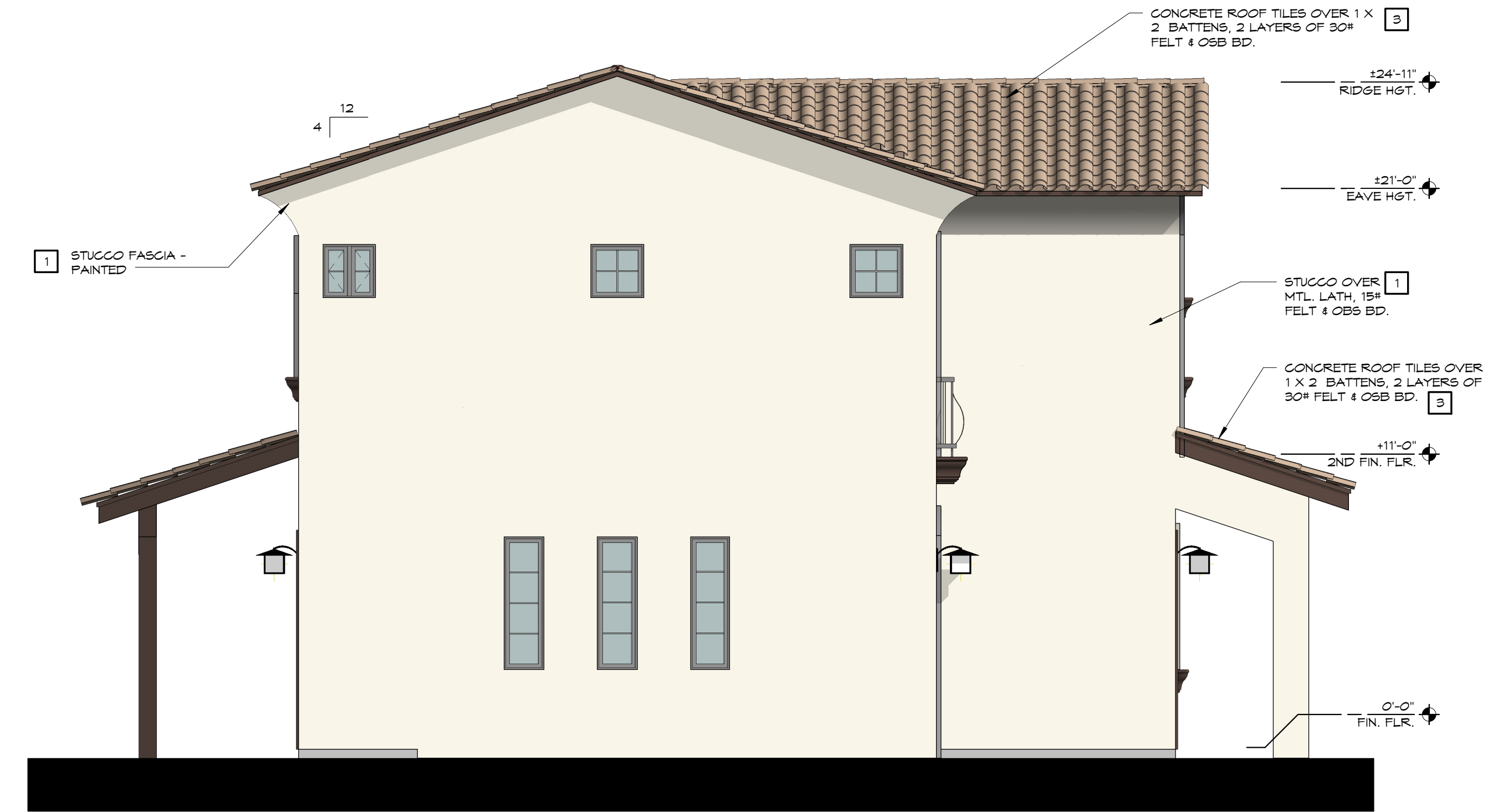
FRONT ELEVATION
(VIEW FROM PUBLIC RD)



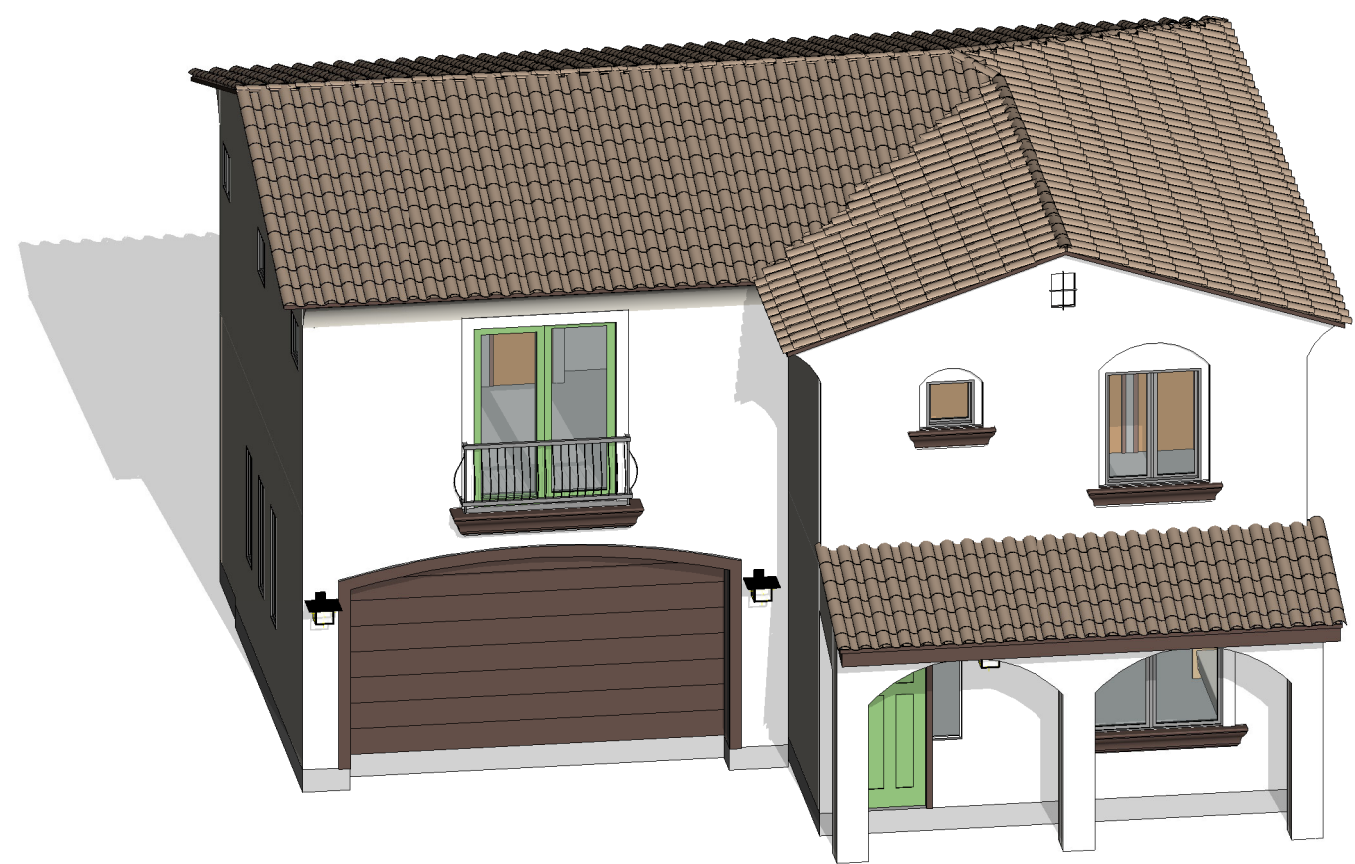
REAR ELEVATION
(VIEW FROM PUBLIC RD)



SIDE ELEVATION
(PRIVATE VIEW)



SIDE ELEVATION
(PRIVATE VIEW)



OPTION 2

TYPE A2

COLOR LEGEND

OPTION #1

1 MAIN BODY: STUCCO

MFGR: SHERWIN WILLIAMS
COLOR: ALABASTER
SW7003

2 ACCENT: STUCCO/WOOD

MFGR: SHERWIN WILLIAMS
COLOR: BLACK BEAN
SW6006

3 ROOF:

MFGR: BORAL ROOF TILE
COLOR: MISSION 5 -
VERONA CLAY

4 ACCENT: DOOR/FRAME

MFGR: SHERWIN WILLIAMS
COLOR: AQUASTONE
SW9043

OPTION #2

1 MAIN BODY: STUCCO

MFGR: SHERWIN WILLIAMS
COLOR: EGRET WHITE
SW7510

2 ACCENT: STUCCO/WOOD

MFGR: SHERWIN WILLIAMS
COLOR: YEL-BRED BROWN
SW7021

3 ROOF:

MFGR: BORAL ROOF TILE
COLOR: MISSION 5 -
VERONA CLAY

4 ACCENT: DOOR/FRAME

MFGR: SHERWIN WILLIAMS
COLOR: PICNIC
SW6731

5 CONTRACTOR'S OPTION

ACCENT: DOOR/FRAME

MFGR: SHERWIN WILLIAMS
COLOR: NAPLES YELLOW
SW9021

A NEW DEVELOPMENT
FOR
ARBORETA COMMUNITIES
7600 E. UNIVERSITY DR. MESA, AZ 85207

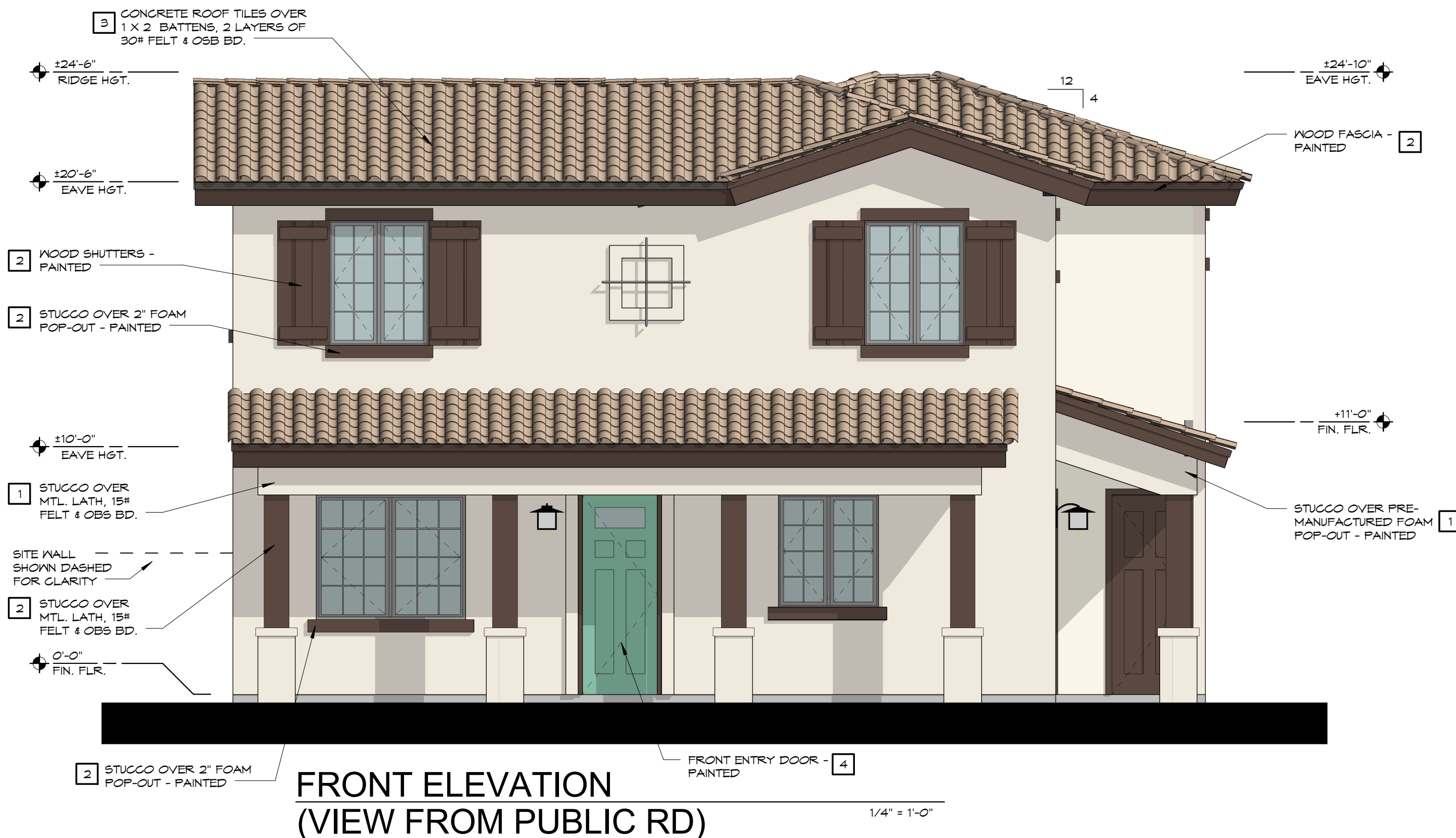
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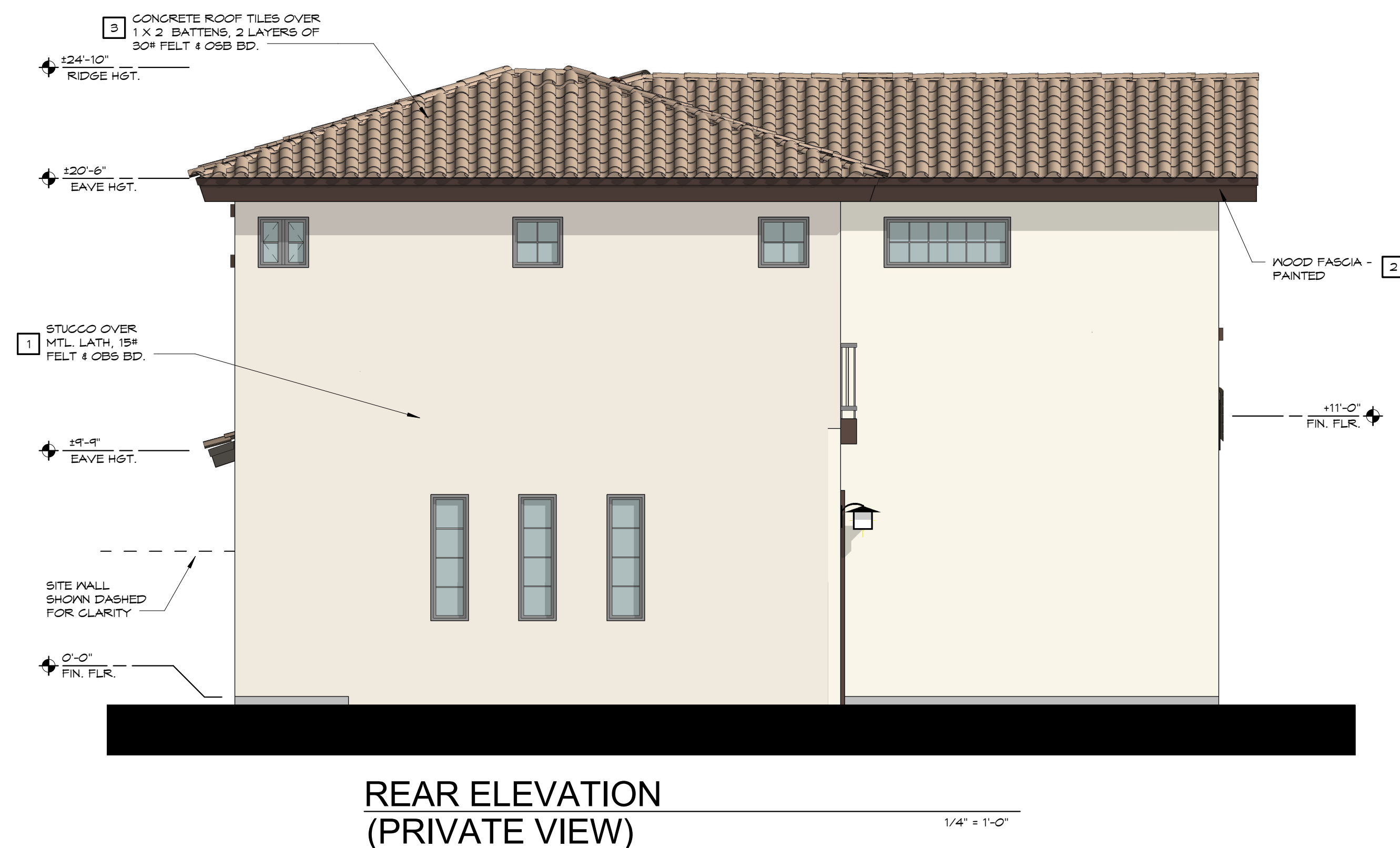
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1/22/20			
1/23/20			
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1/23/20			
1/23/20			
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1/23/20			

EXPIRES 6/30/21

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A-3.2
OF



FRONT ELEVATION
(VIEW FROM PUBLIC RD)



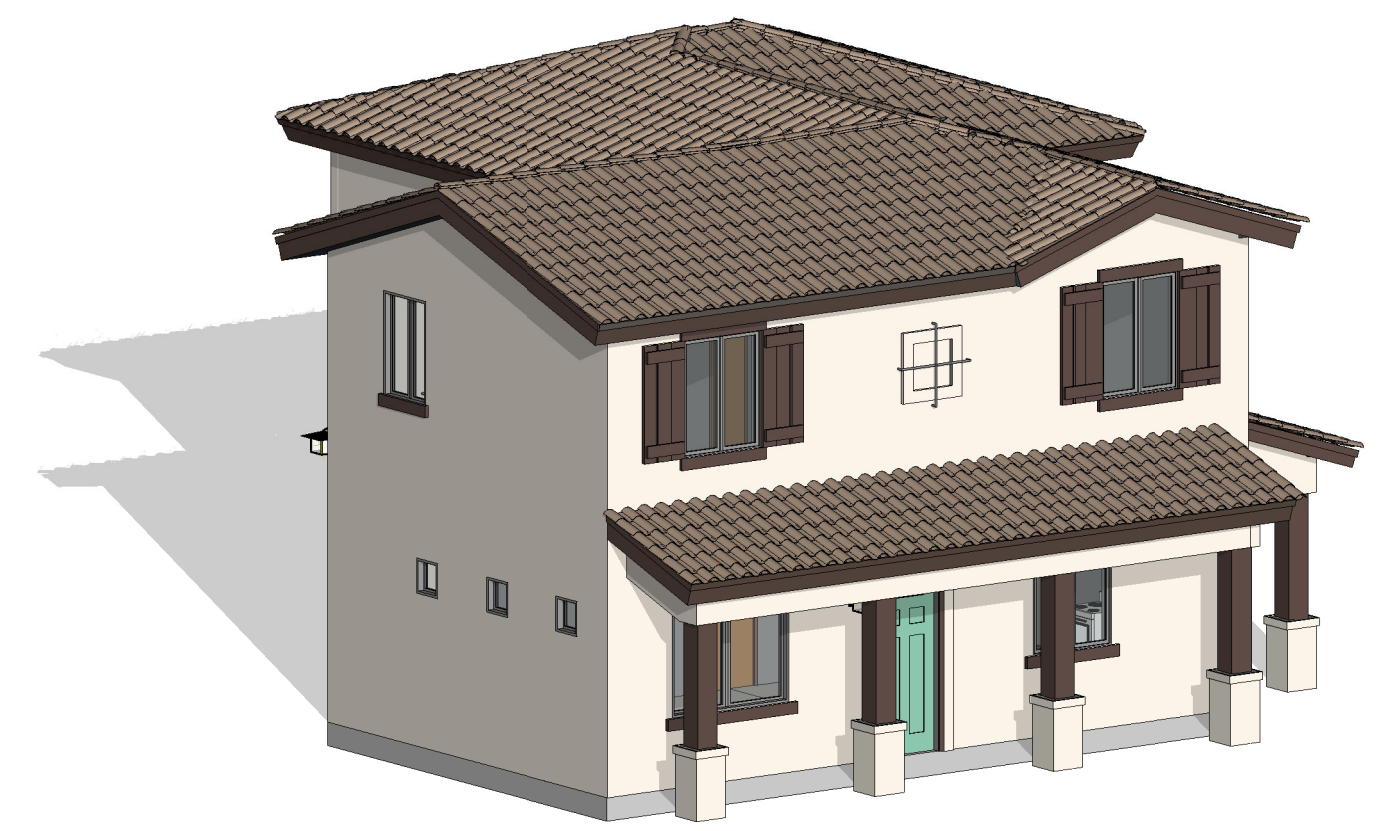
REAR ELEVATION
(PRIVATE VIEW)



SIDE ELEVATION
(PRIVATE VIEW)



SIDE ELEVATION
(VIEW FROM PUBLIC RD)



OPTION 1

TYPE B1

COLOR LEGEND

OPTION #1

MAIN BODY: STUCCO

1

MFGR: SHERWIN WILLIAMS
COLOR: ALABASTER
SK7003

ACCENT: STUCCO/WOOD

2

MFGR: SHERWIN WILLIAMS
COLOR: BLACK BEAN
SK6006

ROOF:

3

MFGR: BORAL ROOF TILE
COLOR: MISSION 5 -
VERONA CLAY

ACCENT: DOOR/FRAME

4

MFGR: SHERWIN WILLIAMS
COLOR: AQUASTONE
SK9043

OPTION #2

MAIN BODY: STUCCO

1

MFGR: SHERWIN WILLIAMS
COLOR: EGRET WHITE
SK7510

ACCENT: STUCCO/WOOD

2

MFGR: SHERWIN WILLIAMS
COLOR: MEL-BRED BROWN
SK7021

ROOF:

3

MFGR: BORAL ROOF TILE
COLOR: MISSION 5 -
VERONA CLAY

ACCENT: DOOR/FRAME

4

MFGR: SHERWIN WILLIAMS
COLOR: PISCAG
SK6731

CONTRACTOR'S OPTION

ACCENT: DOOR/FRAME

5

MFGR: SHERWIN WILLIAMS
COLOR: NAPLES YELLOW
SK9021

A NEW DEVELOPMENT
FOR
ARBORETA COMMUNITIES
7600 E. UNIVERSITY DR. MESA, AZ 85207
PRELIMINARY

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DATE	DESCRIPTION	BY	CHKD BY	DATE
1/6/2020	CITY COMMENTS	BTJ	BAJ	1/22/20
11/27/19	PRINTED			

BUILDING ELEVATIONS

EXPIRES: 6/30/21

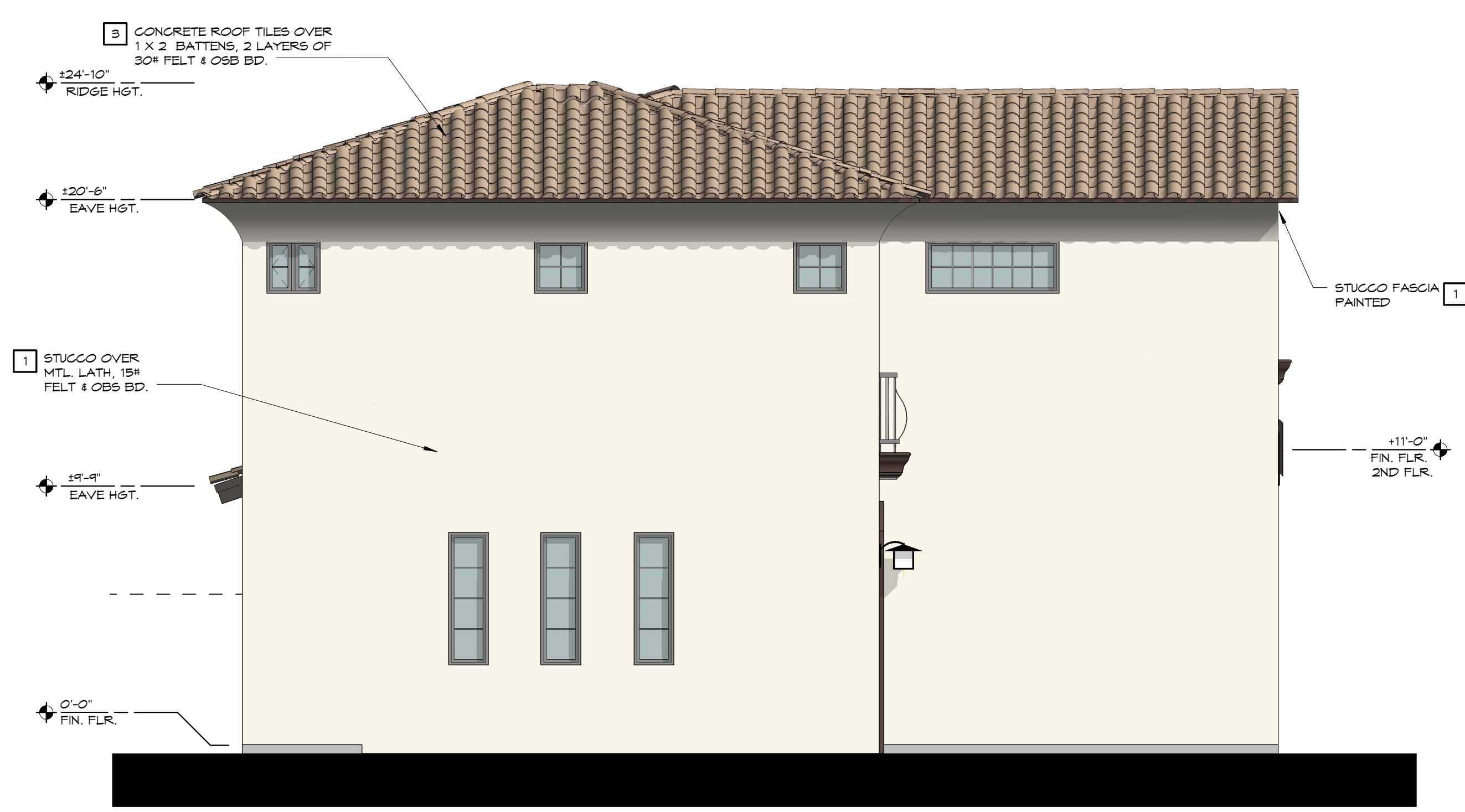
SHEET

A-4.1

OF



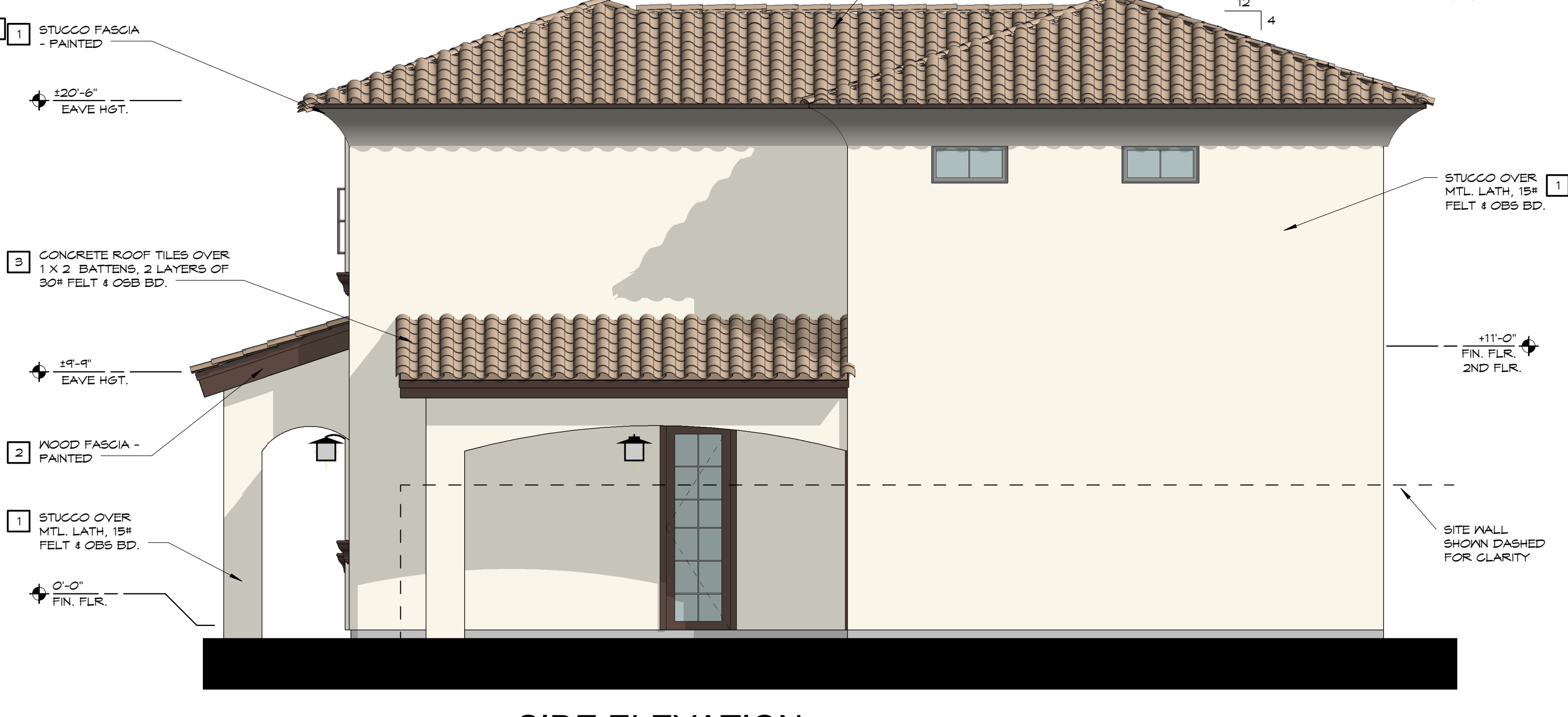
FRONT ELEVATION
(VIEW FROM PUBLIC RD)



REAR ELEVATION
(PRIVATE VIEW)



SIDE ELEVATION
(PRIVATE VIEW)



SIDE ELEVATION
(PRIVATE VIEW)

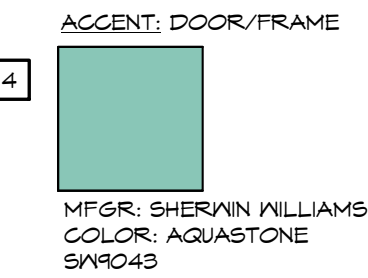
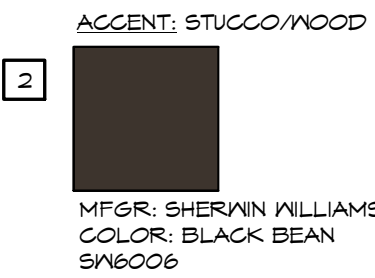
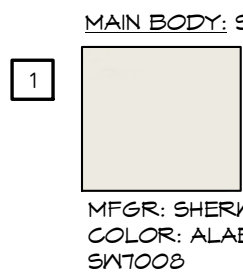


OPTION 2

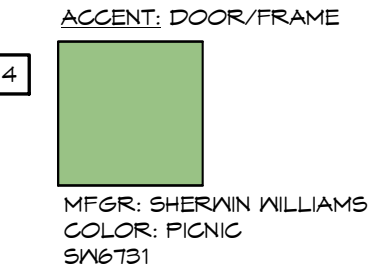
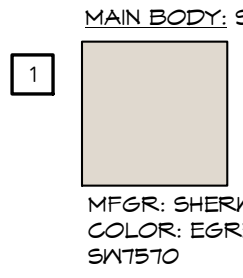
TYPE B2

COLOR LEGEND

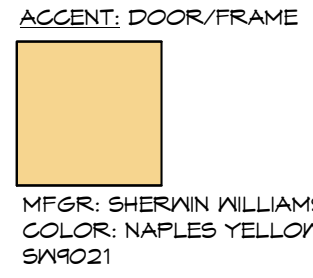
OPTION #1



OPTION #2



CONTRACTOR'S OPTION



DATE	DESCRIPTION	DATE
1/6/2020	CITY COMMENTS	1/23/20
1/23/20	CITY COMMENTS	

EXPIRES 6/30/21

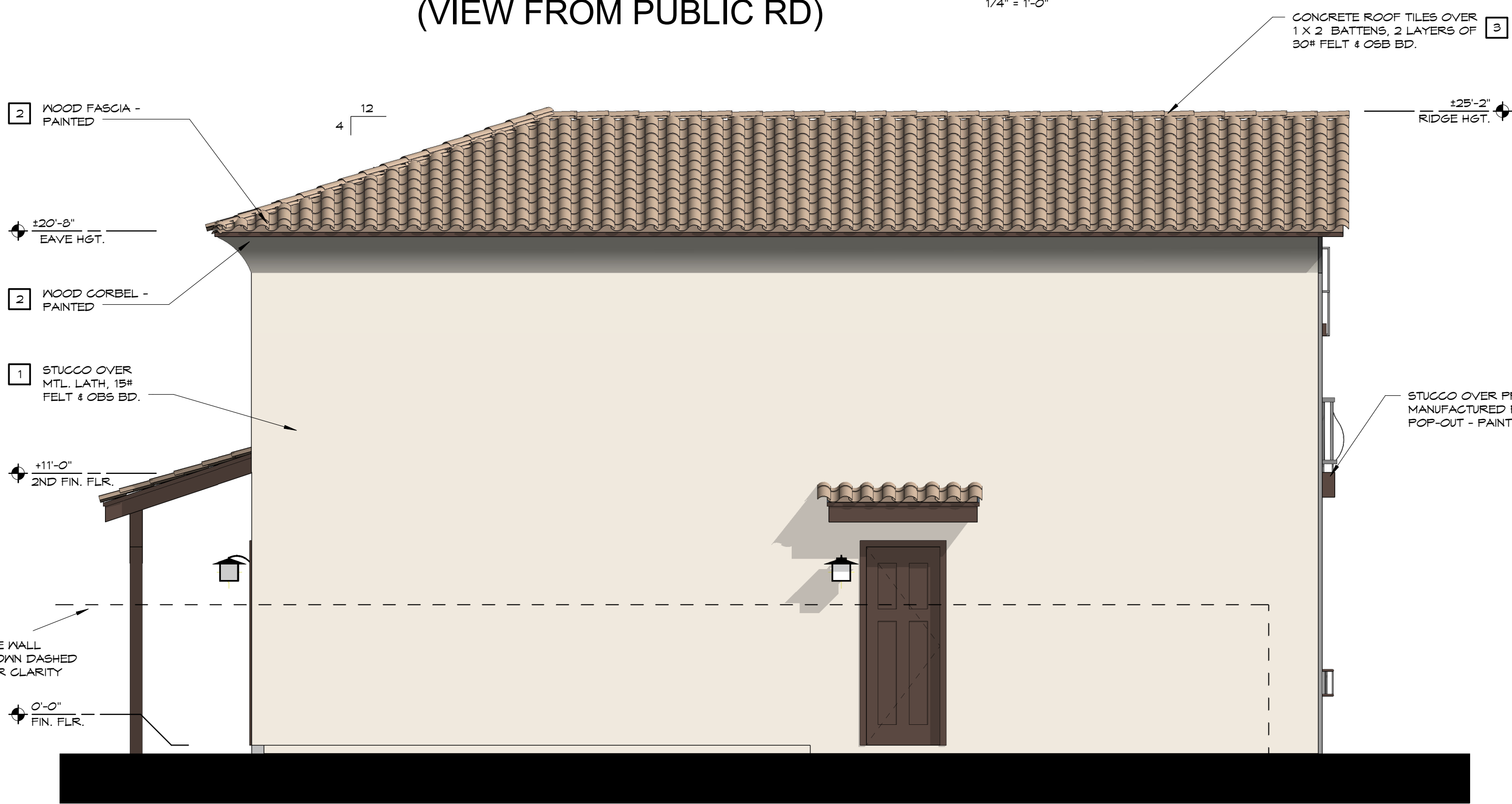
SHEET
A-4.2
OF

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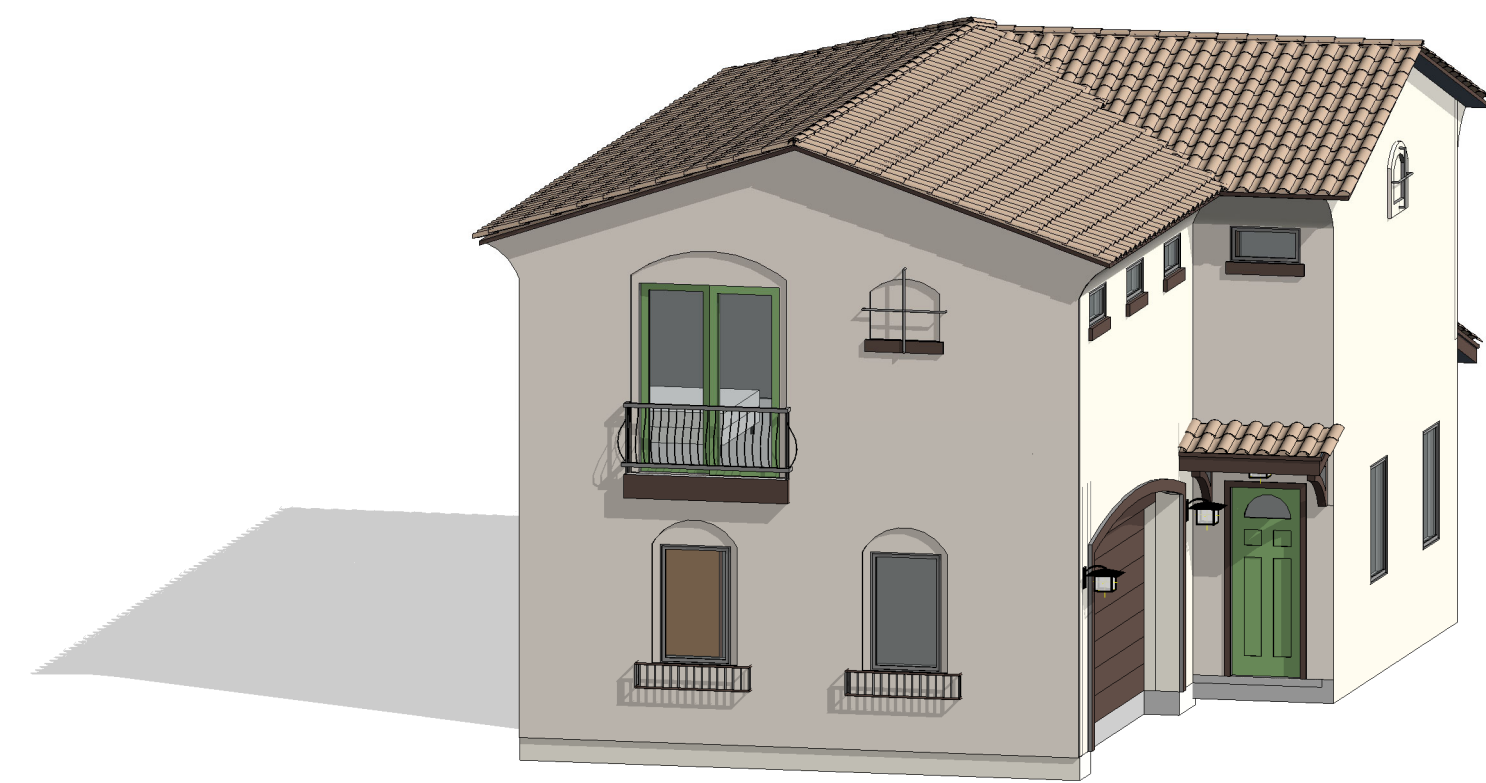
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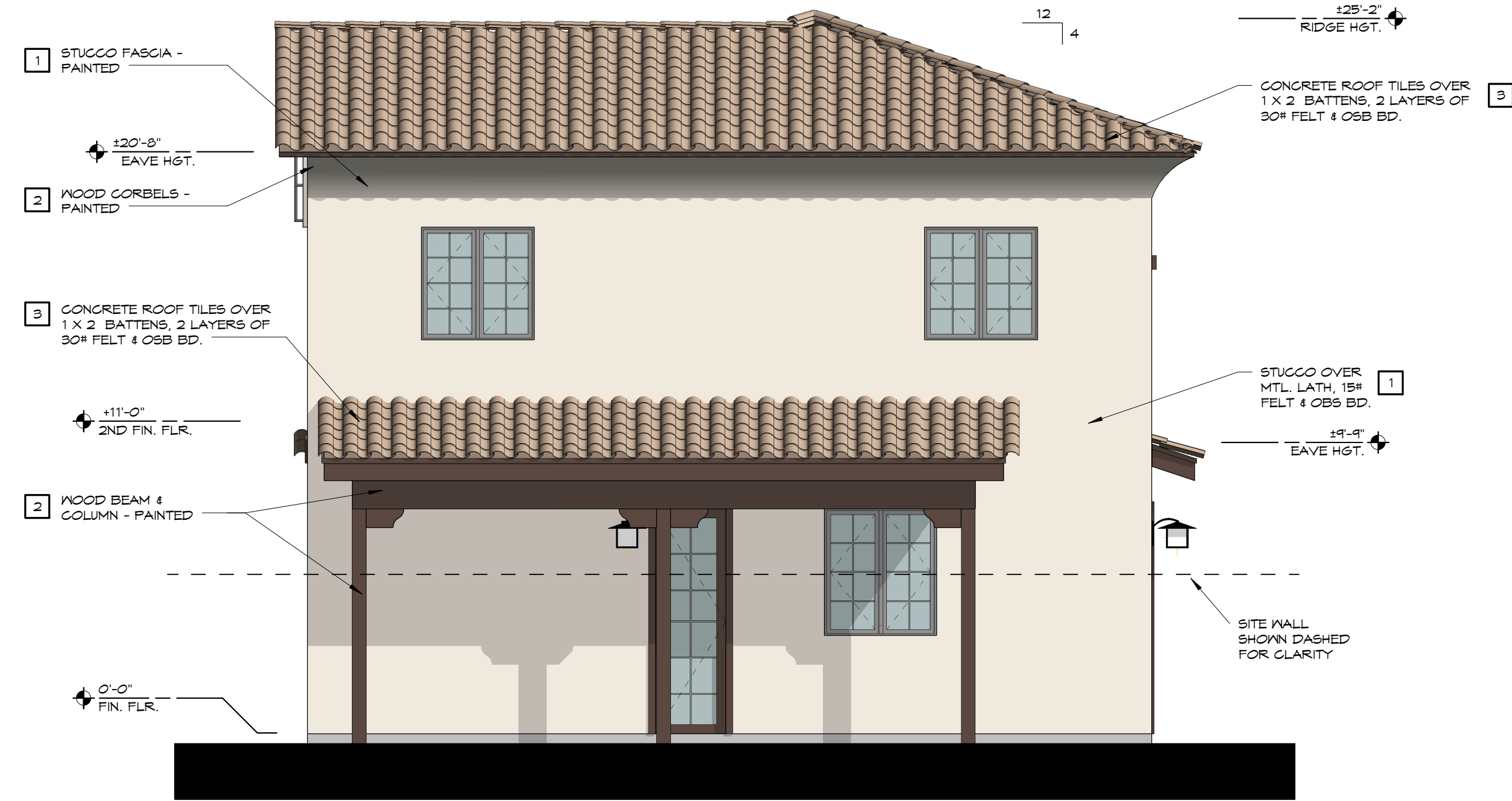
FRONT ELEVATION
(VIEW FROM PUBLIC RD)



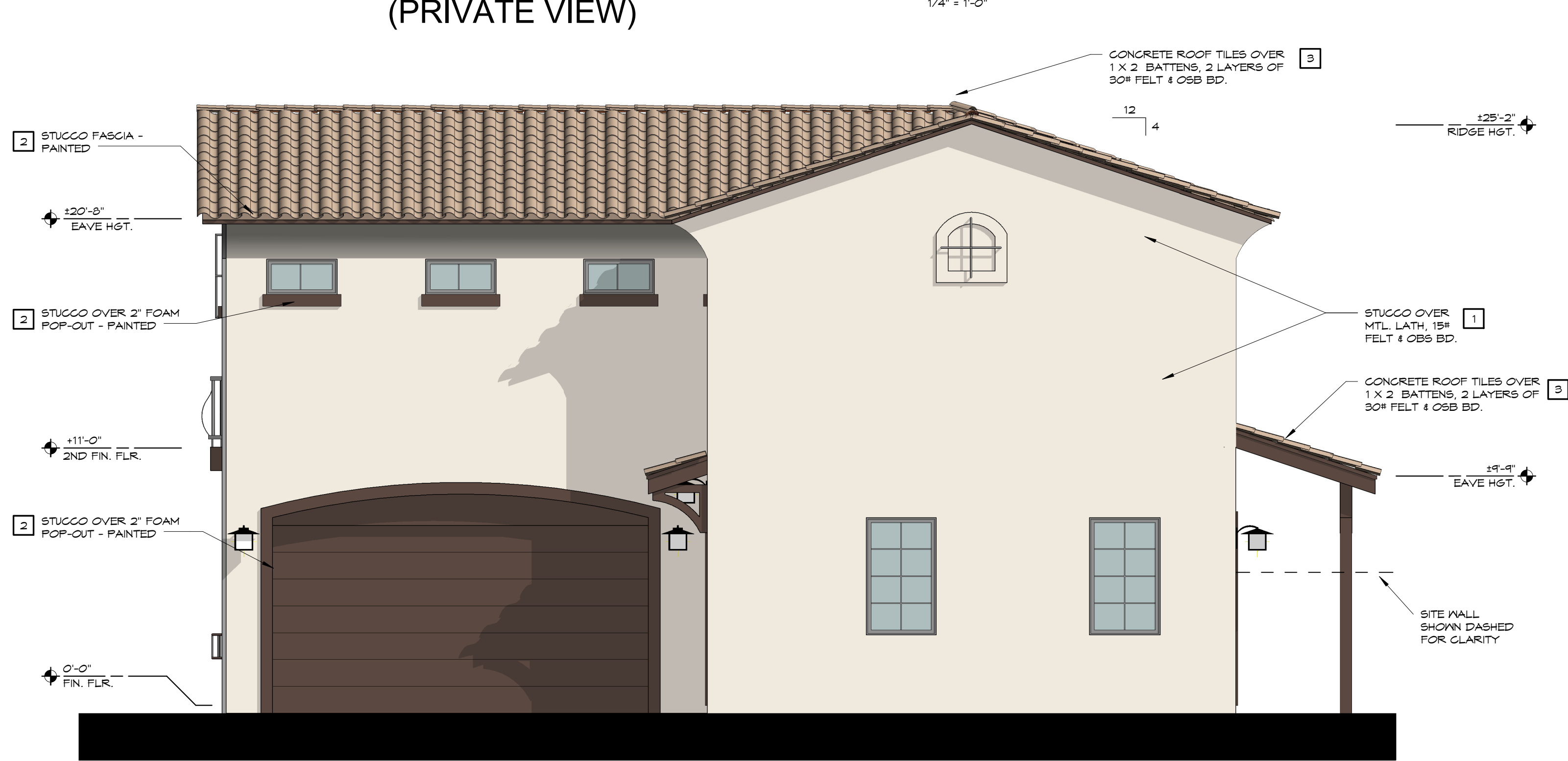
SIDE ELEVATION
(PRIVATE VIEW)



OPTION 1



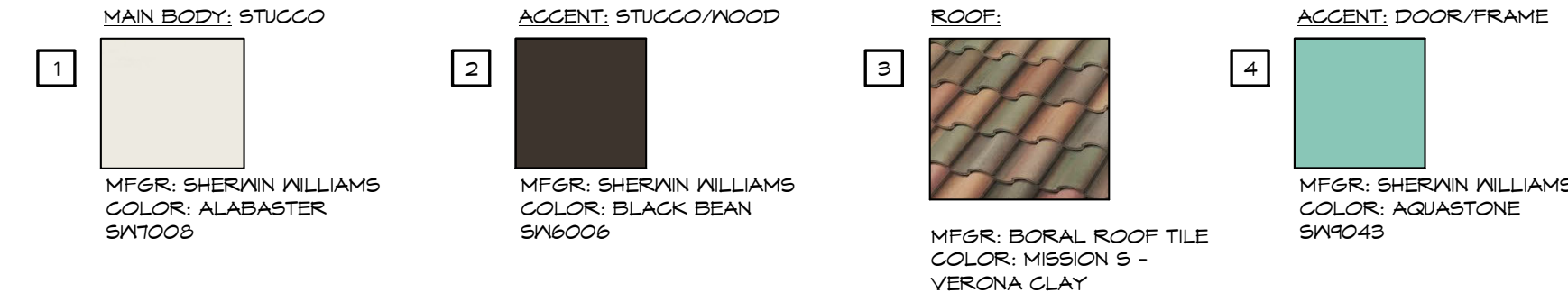
REAR ELEVATION
(PRIVATE VIEW)



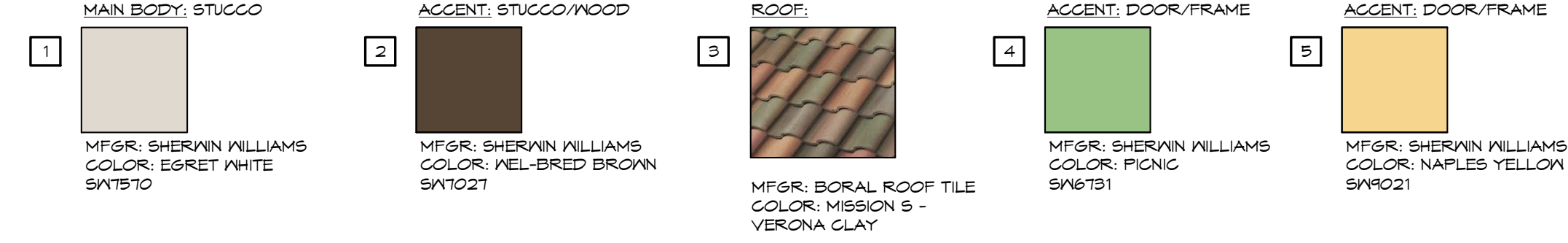
SIDE ELEVATION
(PRIVATE VIEW)

COLOR LEGEND

OPTION #1



OPTION #2



TYPE C1



DATE	DESCRIPTION	BY	DATE
1/6/2020	CITY COMMENTS	BTJ	1/22/20
1/22/20	CITY COMMENTS	BTJ	1/22/20
11/27/19	PRINTED		

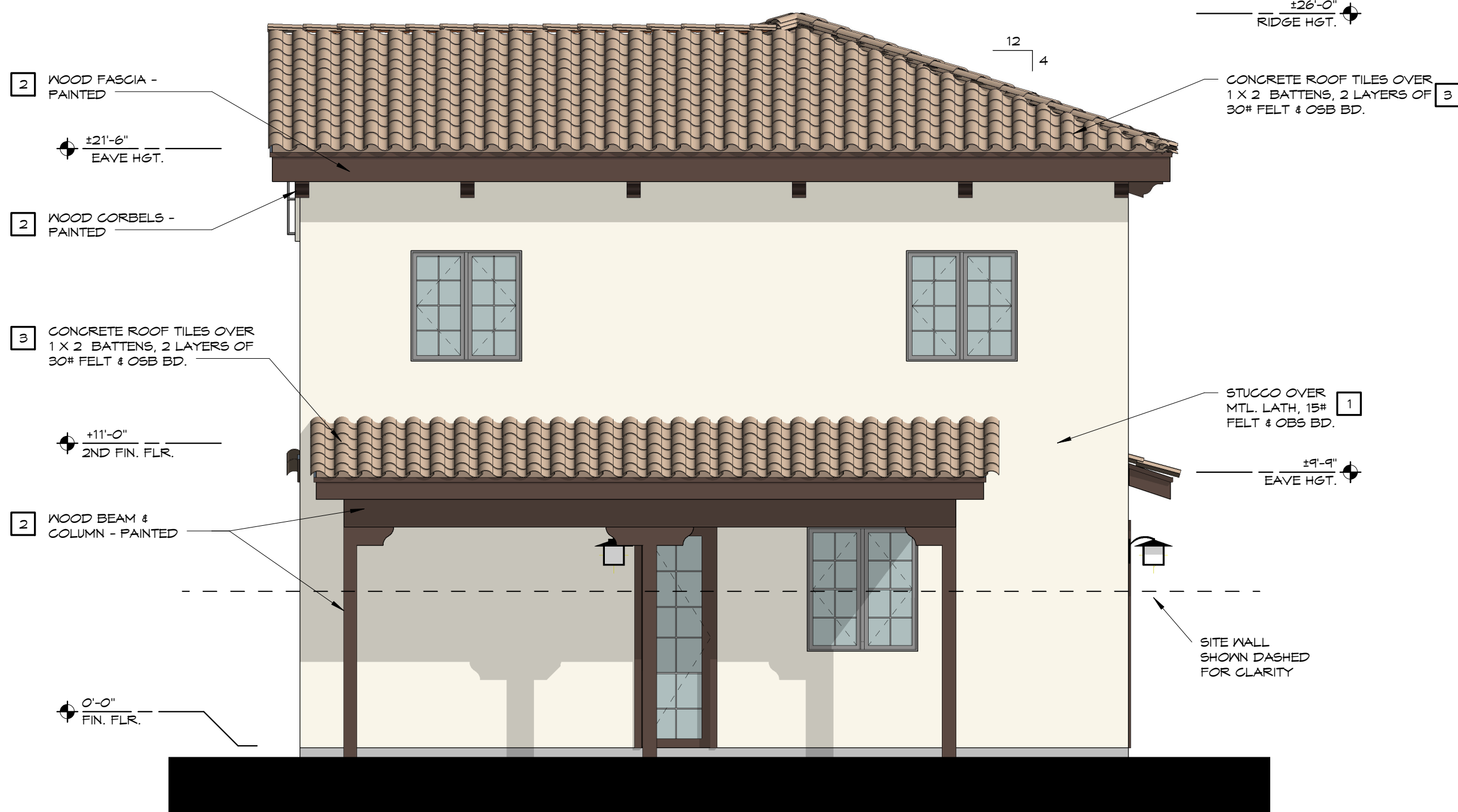
EXPIRES 6/30/21

SHEET
A-5.1
OF



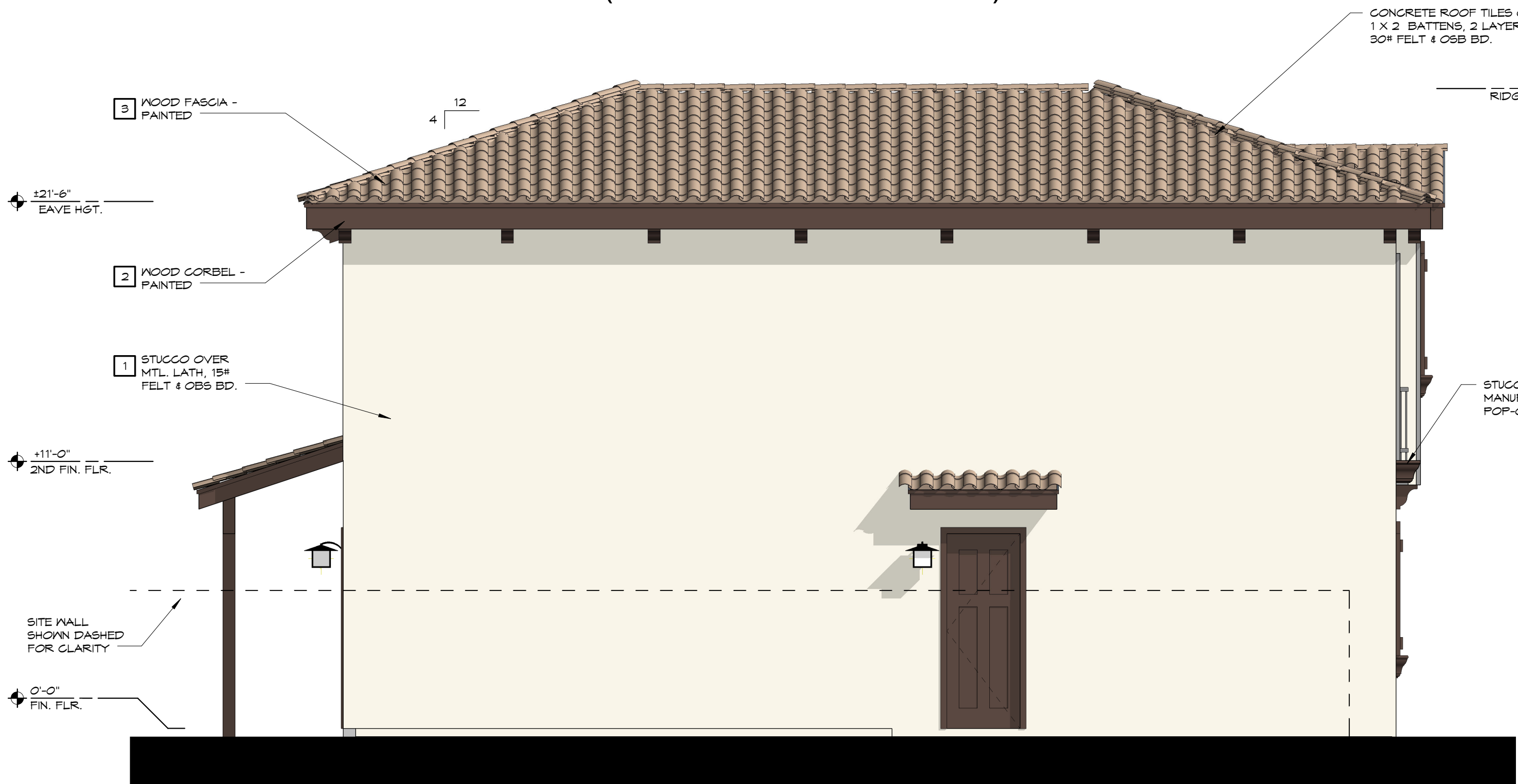
FRONT ELEVATION
(VIEW FROM PUBLIC RD)

1/4" = 1'-0"



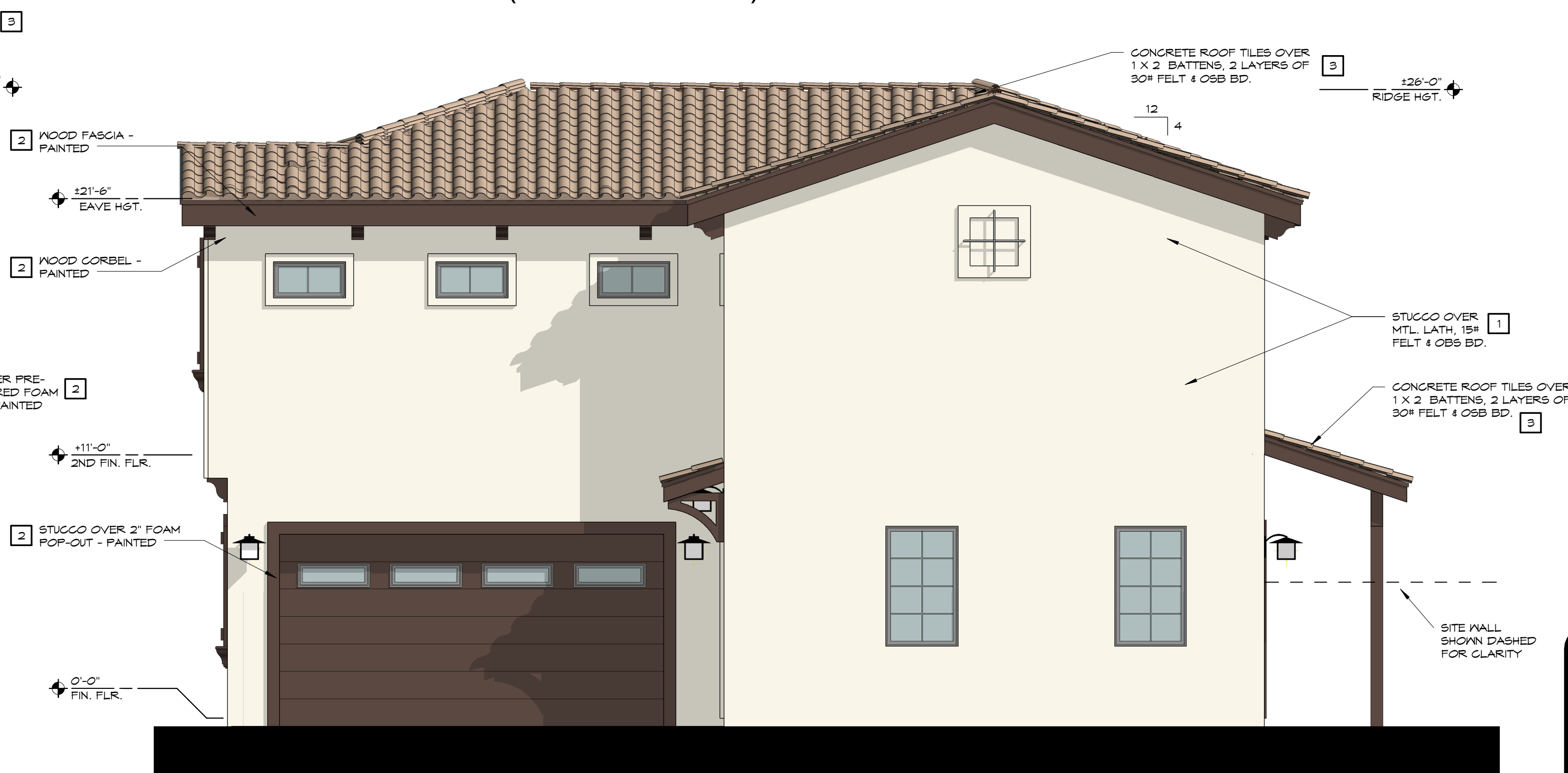
REAR ELEVATION
(PRIVATE VIEW)

1/4" = 1'-0"



SIDE ELEVATION
(PRIVATE VIEW)

1/4" = 1'-0"



SIDE ELEVATION
(PRIVATE VIEW)

1/4" = 1'-0"



OPTION 2

TYPE C2

COLOR LEGEND

OPTION #1

1 MAIN BODY: STUCCO MFGR: SHERWIN WILLIAMS COLOR: ALABASTER SW7009	2 ACCENT: STUCCO/WOOD MFGR: SHERWIN WILLIAMS COLOR: BLACK BEAN SW6006	3 ROOF: MFGR: BORAL ROOF TILE COLOR: MISSION S - VERONA CLAY	4 ACCENT: DOOR/FRAME MFGR: SHERWIN WILLIAMS COLOR: AQUASTONE SW9043	
1 MAIN BODY: STUCCO MFGR: SHERWIN WILLIAMS COLOR: EGRET WHITE SW7510	2 ACCENT: STUCCO/WOOD MFGR: SHERWIN WILLIAMS COLOR: MEL-BRED BROWN SW1021	3 ROOF: MFGR: BORAL ROOF TILE COLOR: MISSION S - VERONA CLAY	4 ACCENT: DOOR/FRAME MFGR: SHERWIN WILLIAMS COLOR: PISCINE SW6731	5 CONTRACTOR'S OPTION ACCENT: DOOR/FRAME MFGR: SHERWIN WILLIAMS COLOR: NAPLES YELLOW SW9021

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DATE	DESCRIPTION	BY	DATE
1/6/2022	CITY COMMENTS	JM	
1/22/20	CITY COMMENTS	BT	
		BT	
		B41	
		JUNO	
		PRINTED:	11/27/19

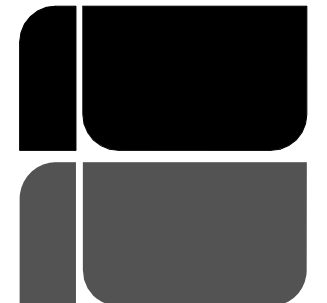
BUILDING ELEVATIONS

EXPIRES 6/30/21

SHEET

A-5.2

OF



DATE	DESCRIPTION	BY	DATE
1/6/2020	CITY COMMENTS	BTJ	1/22/20
1/22/20	CITY COMMENTS	BTJ	1/22/20
11/27/19	PRINTED		

EXPIRES 6/30/21

SHEET
A-5.3
OF



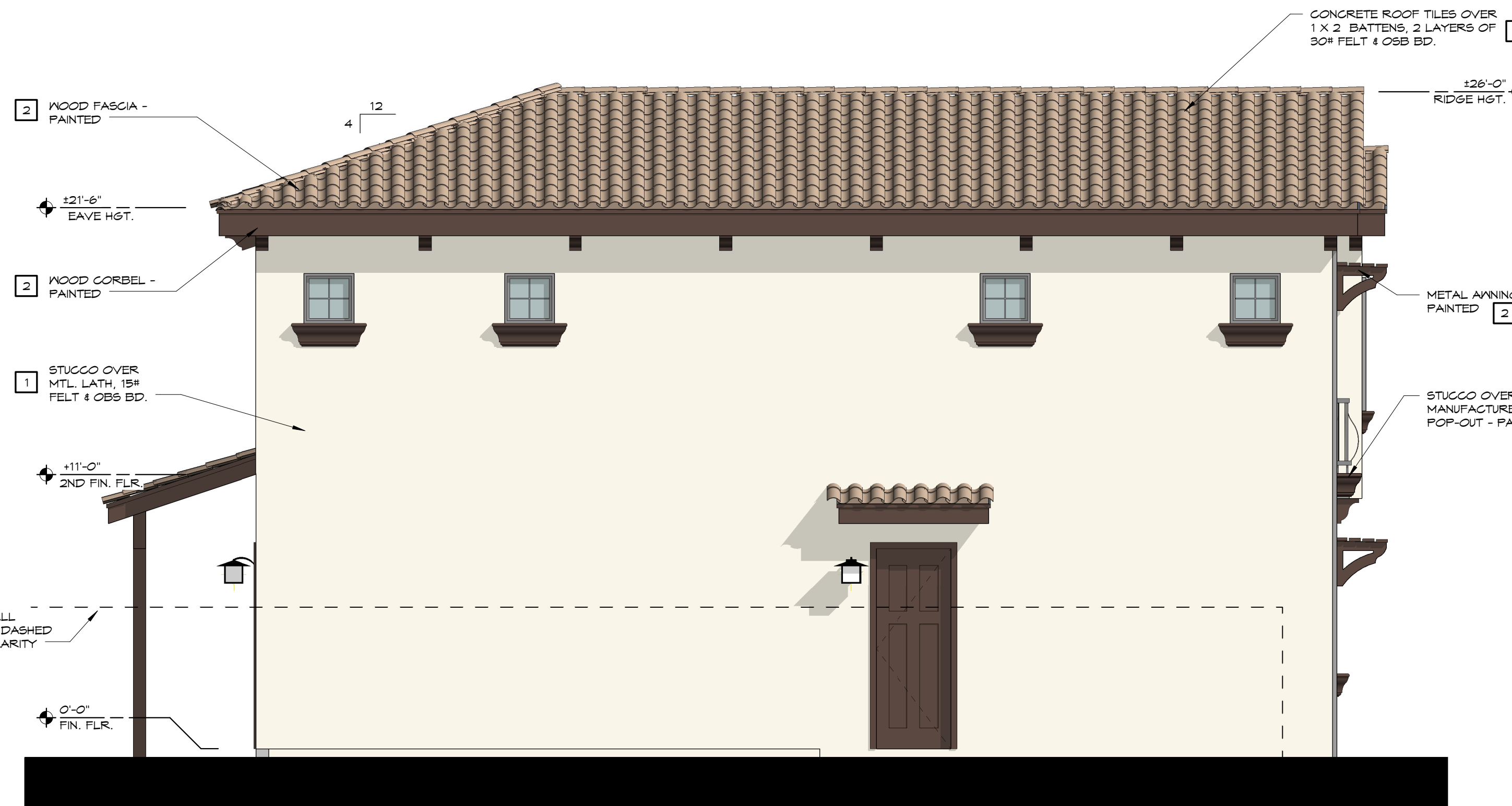
FRONT ELEVATION
(VIEW FROM PUBLIC RD)

1/4" = 1'-0"



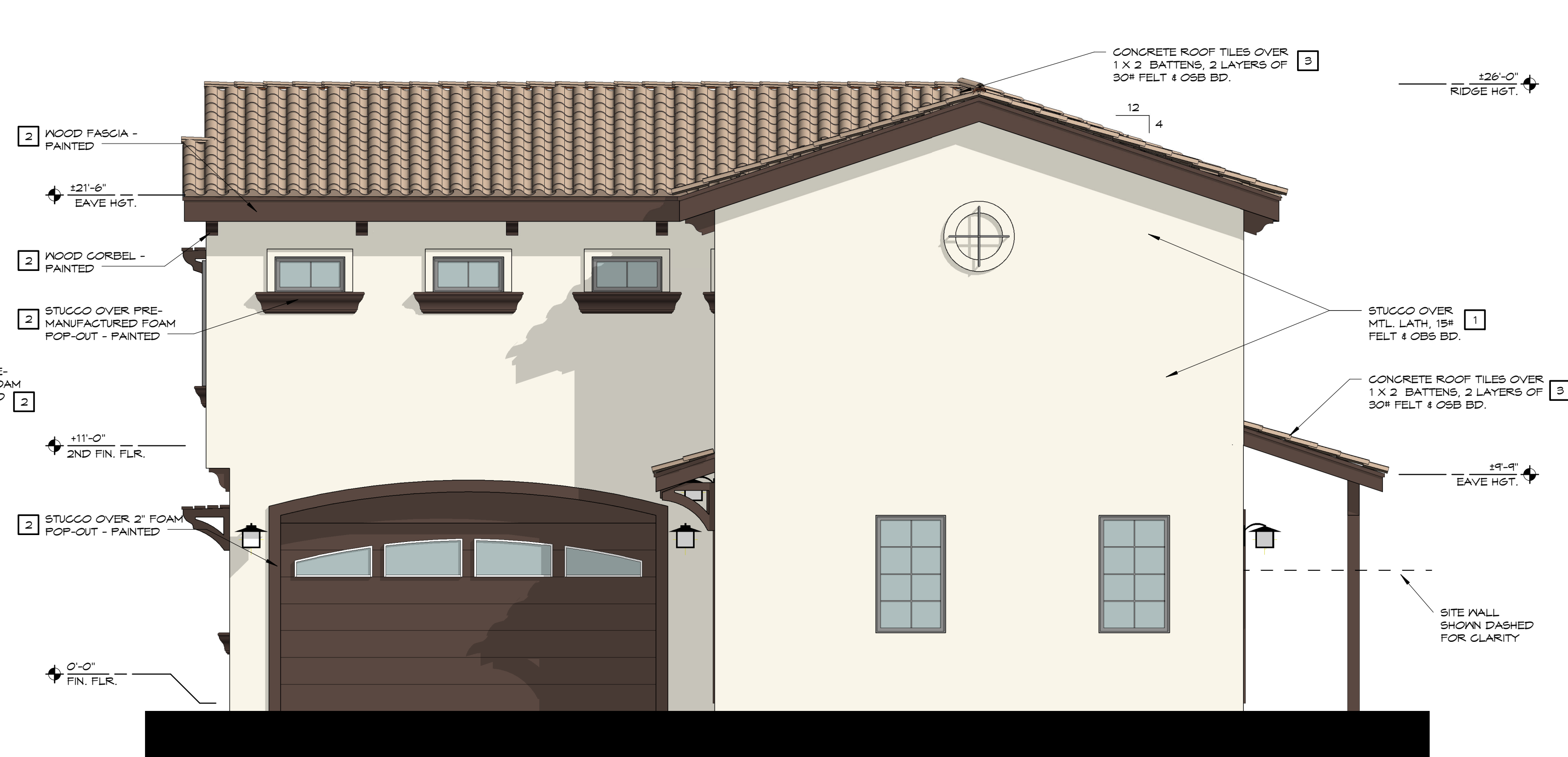
REAR ELEVATION
(PRIVATE VIEW)

1/4" = 1'-0"



SIDE ELEVATION
(VIEW FROM PUBLIC RD)

1/4" = 1'-0"



SIDE ELEVATION
(PRIVATE VIEW)

1/4" = 1'-0"

COLOR LEGEND

OPTION #1

1 MAIN BODY: STUCCO MFGR: SHERWIN WILLIAMS COLOR: ALABASTER SW7003	2 ACCENT: STUCCO/MOOD MFGR: SHERWIN WILLIAMS COLOR: BLACK BEAN SW6006	3 ROOF: MFGR: BORAL ROOF TILE COLOR: MISSION S - VERONA CLAY	4 ACCENT: DOOR/FRAME MFGR: SHERWIN WILLIAMS COLOR: AGUASTONE SW9043
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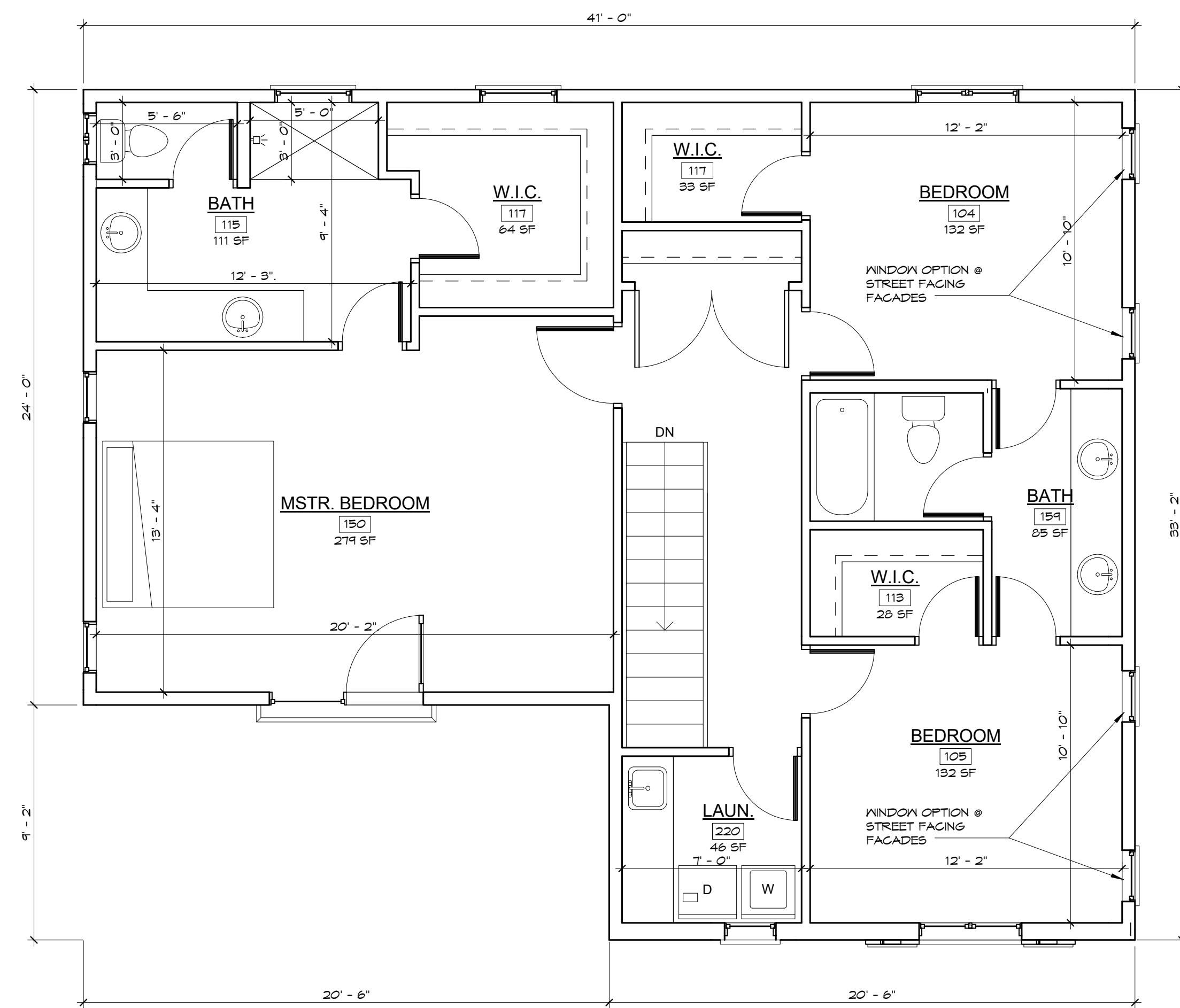
OPTION #2

1 MAIN BODY: STUCCO MFGR: SHERWIN WILLIAMS COLOR: EGRET WHITE SW7570	2 ACCENT: STUCCO/MOOD MFGR: SHERWIN WILLIAMS COLOR: MEL-BRED BROWN SW7027	3 ROOF: MFGR: BORAL ROOF TILE COLOR: MISSION S - VERONA CLAY	4 ACCENT: DOOR/FRAME MFGR: SHERWIN WILLIAMS COLOR: PICNIC SW6731	5 CONTRACTOR'S OPTION ACCENT: DOOR/FRAME MFGR: SHERWIN WILLIAMS COLOR: NAPLES YELLOW SW9021
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TYPE C3



OPTION 3



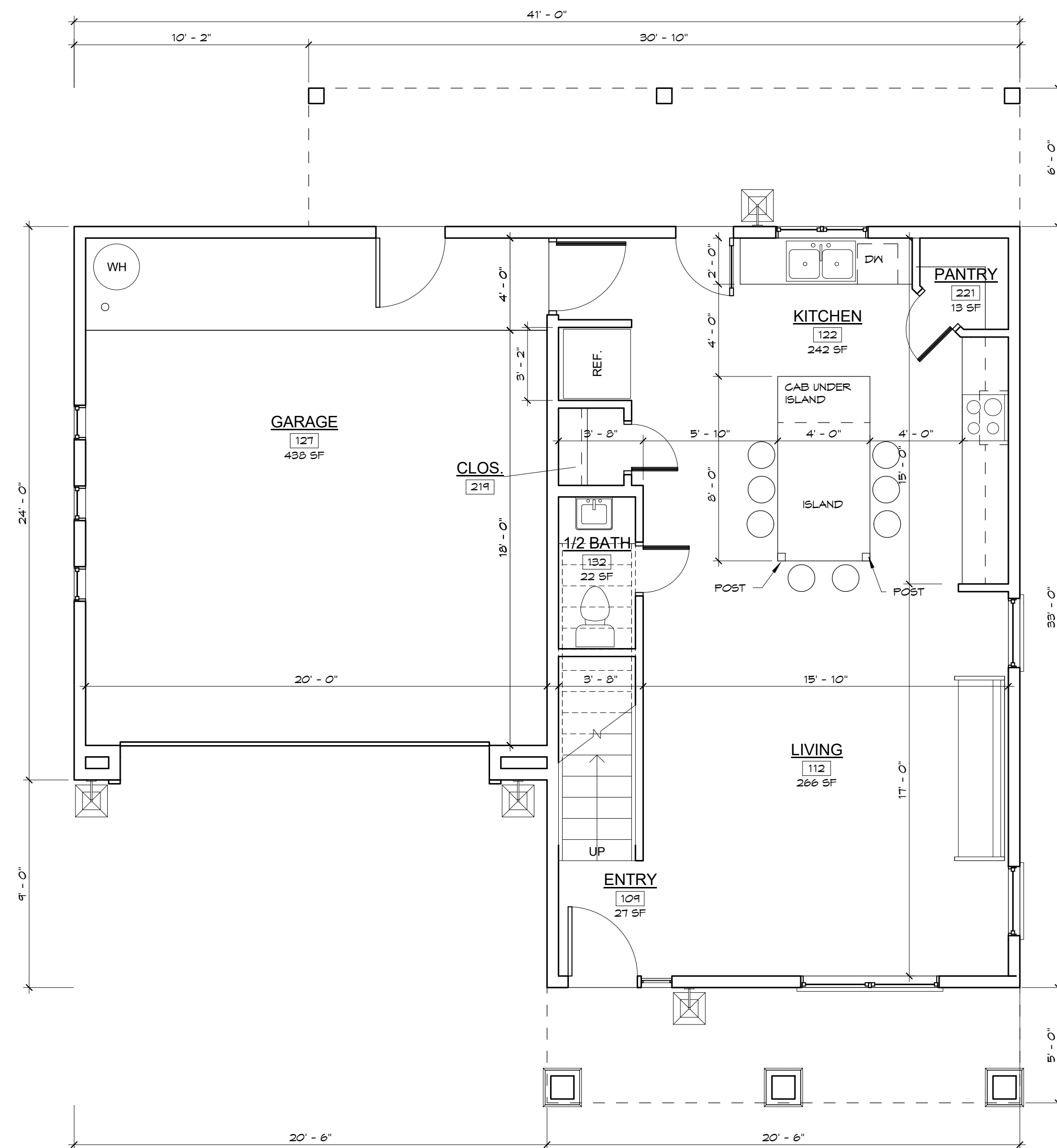
FLOOR PLAN

LOTS 1-4 SECOND FLOOR

$$1/4'' = 1'-0''$$

SQUARE FOOTAGE

FIRST FLOOR	671 SQ. FT.
SECOND FLOOR	1117 SQ. FT.
TOTAL LIVABLE	1,845 SQ. FT.
GARAGE	472 SQ. FT.
PORCH	
TOTAL	

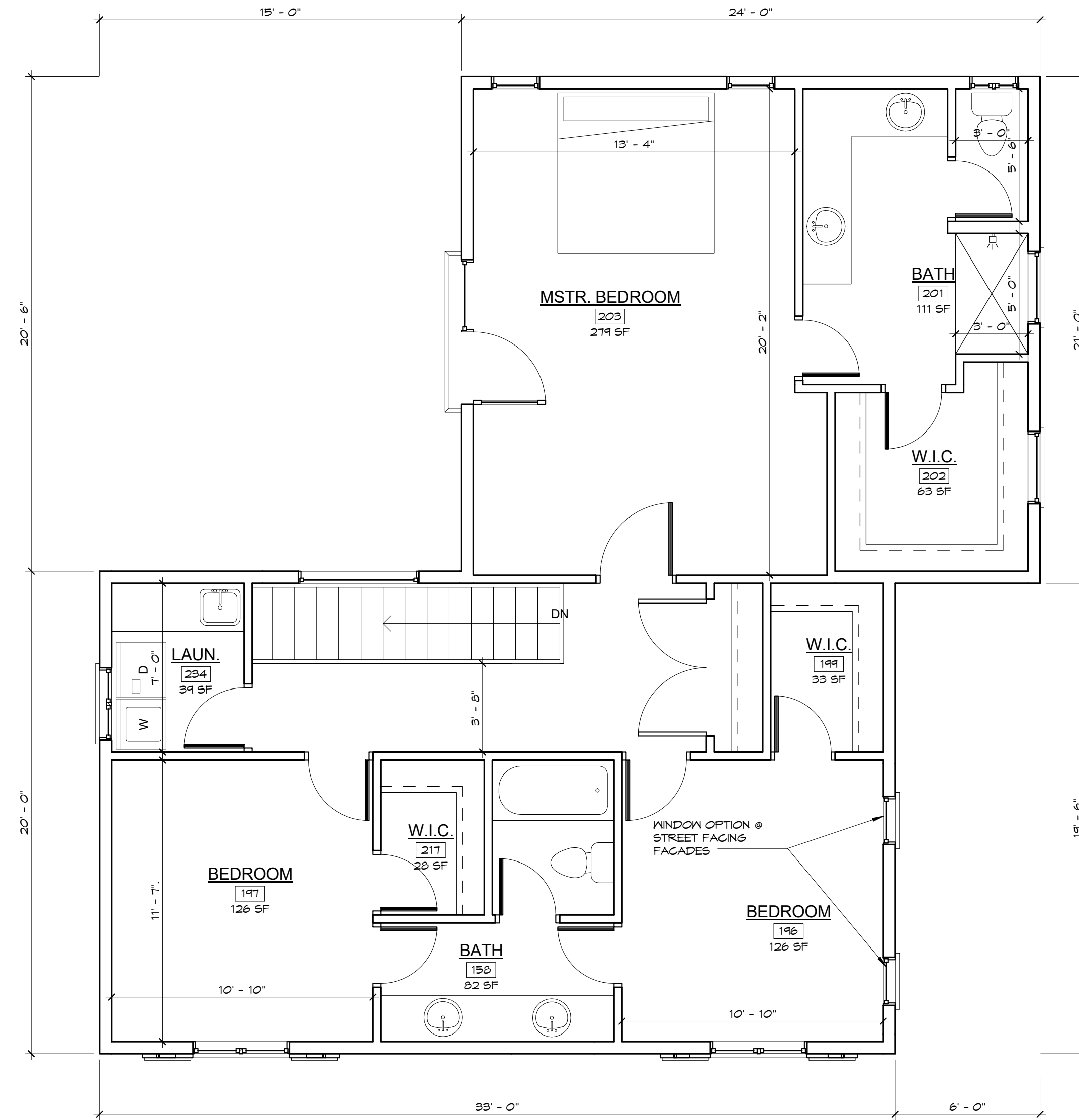


FLOOR PLAN

LOTS 1-4 FIRST FLOOR

$$\frac{1}{4}'' = 1'-0''$$

TYPE A



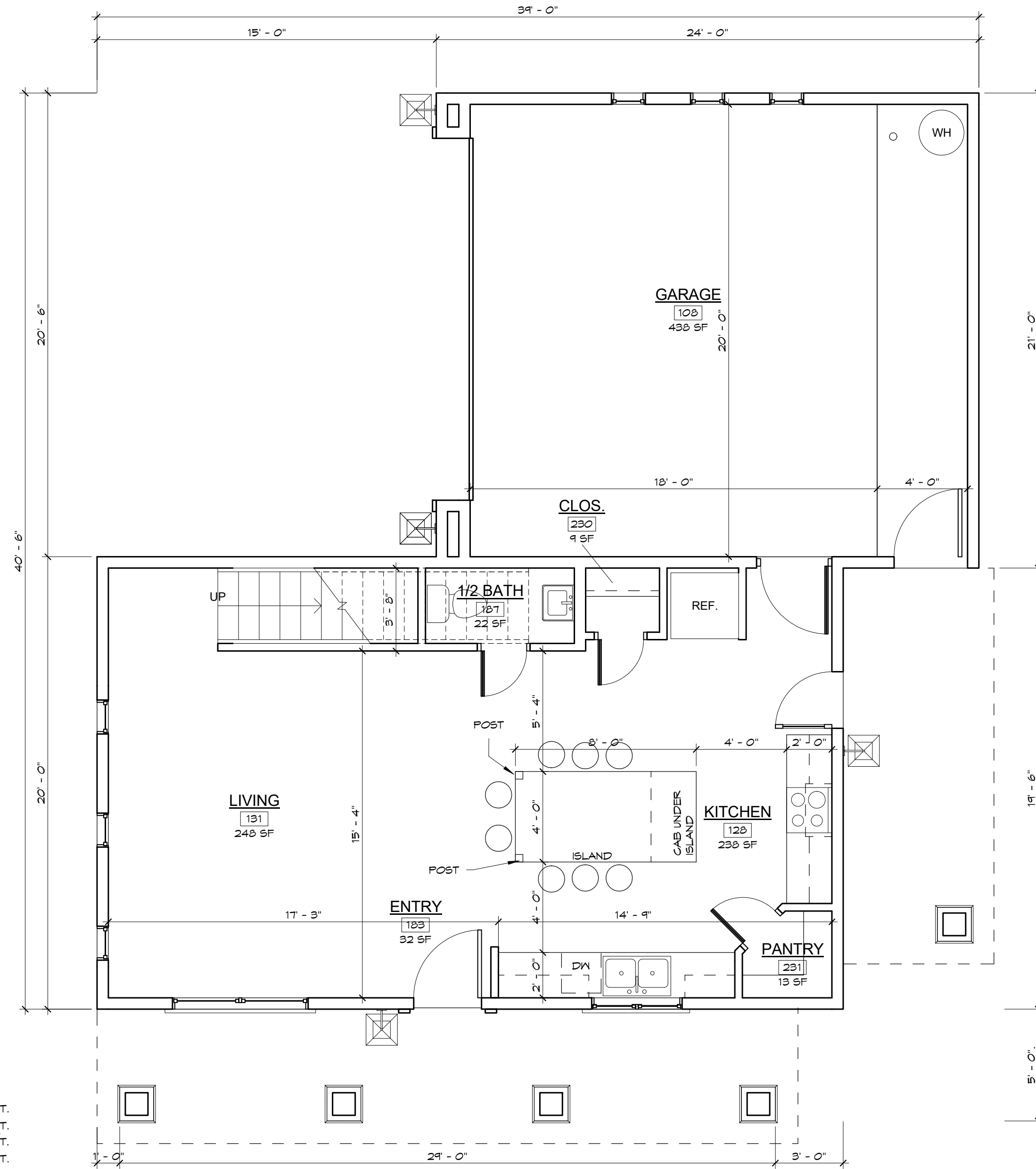
FLOOR PLAN

LOTS 5-8 SECOND FLOOR

1/4" = 1'-0"

SQUARE FOOTAGE

FIRST FLOOR	650 SQ. FT.
SECOND FLOOR	1153 SQ. FT.
TOTAL LIVABLE	1,811 SQ. FT.
GARAGE	475 SQ. FT.
PORCH	
TOTAL	



FLOOR PLAN

LOTS 5-8 FIRST FLOOR

1/4" = 1'-0"

TYPE B

REVISION	DESCRIPTION	DATE
1	CITY COMMENTS	1/6/2020
2	CITY COMMENTS	1/22/20

DRAWN BY: JM	CITY COMMENTS
CHECKED BY: BTJ	CITY COMMENTS
DATE: 04/1	
PRINTED: 11/21/19	

FLOOR PLANS LOTS 5-8

EXPIRES - 6/30/21

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A-4
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STREETSCAPE VIEW



LOTS 1-4 VIEW



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ARBORETA VILLAGE

7600 E. UNIVERSITY DRIVE, MESA, ARIZONA 85207



LOTS 5-8 VIEW



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ARBORETA VILLAGE

7600 E. UNIVERSITY DRIVE, MESA, ARIZONA 85207



LOTS 9-14 VIEW



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ARBORETA VILLAGE

7600 E. UNIVERSITY DRIVE, MESA, ARIZONA 85207

November 19, 2019

Citizen Participation Plan

Project: Arboreta Village

Pre-Submittal Case Number: PRS19-00030

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for Arboreta Village. This site is located at the southeast corner of Universite Rd. & Sossoman Rd. and is an application for the development 16 single family residences. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Brain Johns, RA, AIA
1356 E. McKellips Rd., Suite 101
Mesa, AZ 85203
480-964-8451
brian@asscoiated-architects.com

Pre-application Meeting:

The pre-application meeting with City of Mesa planning staff was held on July 3, 2019. Staff reviewed the application and found the proposed development was consistent with the General Plan character designation.

Action Plan:

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be develop for citizens and agencies in this area including:
 - Interested neighbors – focused on 500 feet from site, but may include more
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at: TBD
 - The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa)

February 11, 2020

Citizen Participation Plan Report

Project: Arboreta Village

Case Number: ZON19-00919

The Citizen Participation Plan for the Arboreta Village project outlined below and submitted to the City of Mesa was completed and the following is a report of the outcome of that plan.

Action Plan (as submitted to the City of Mesa):

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - Interested neighbors – focused on 1,000 feet from site, but may include more
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at TBD.
 - The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

Report:

A notification letter was sent to all neighbors within a 1000' radius of the proposed development site. The letter contained a brief description of the project and an invitation to a neighborhood meeting that was held on January 20th 2020. The Neighborhood meeting was attended by representatives from Associated Architects, and representatives of the property owners. Neighbors from approximately 5 of the nearby properties attended for information regarding the project, see below for list of the concerns expressed regarding the proposed project. A sign-in sheet from that meeting is included with this report. (See attached for sign-in sheet)

Concerns expressed included: (Owner/Architect responses in brown)

- Traffic accidents will increase - already dangerous intersection
 - A traffic statement has been ordered and will be provided prior to P&Z Study Session
- Higher density zoning than current zoning
 - Density and lot size is comparable to adjacent neighborhood.
 - Average lot size of Amberly Lane – 3,973 Sq. Ft. (information gathered from Maricopa County Assessor's website)
 - Average livable area of Amberly Lane – 1,465 Sq. Ft. (information gathered from Maricopa County Assessor's website)
 - Average lot size of Arboreta Village – 3,313 Sq. Ft.

- Average livable area of Arboreta Village – 1,835 Sq. Ft.
- Property Values will go down with smaller lots & higher density
 - Average sale price of homes in adjacent neighborhood between 2015 & 2019 - \$200,137.50 (information gathered from Maricopa County Assessor's website)
 - Average Sale price of homes in adjacent neighborhood in 2019 - \$232,027.27 (information gathered from Maricopa County Assessor's website)
 - Projected price of new homes in development starting at \$300,000.00
- Dog run grass area will stink up the neighborhood
 - Dog run location moved north away from adjacent neighborhood and to be maintained by HOA
- Southwest tree is too close to the property line and will over hang into neighbor's backyard
 - Referenced tree relocated further north to avoid potential over hang.
- Streets are too narrow
 - Street width meets City of Mesa requirements
- Too many garbage cans along the road
 - Number of cans meets City of Mesa requirements
- Concerned that Street parking looks bad and low income
 - Street Parking is per City of Mesa regulations and standards
 - Parking to be one side of road only
 - Number of off street parking spaces provided exceeds City of Mesa requirements
- University drive is too close to neighboring gated driveway & being across from the school will be dangerous
 - Driveway located at furthest point possible from University Dr. and Sossaman Rd. intersection
- When school lets out kids will be hit crossing both university and Sossaman drives
- These homes will be occupied by multiple families and have 80 plus people living there
 - Individual homes designed for single family occupancy
- The amenity package is weak with no pool and teenagers will jump the fence to use the neighbors community pool
- The bus stop on University will bring shady people across the front of neighboring community
- The retention areas along Sossaman are too deep and kids will drown
 - Retention basin depths meets City of Mesa requirements
- If you build this community it will bring more scorpions to the neighbors along the property lines
- By building residential here the crime rate will go up
- The fake grass will look shabby and bring down property values
- The HOA will not do a good job at maintaining the front yards and open areas. Specially the leaves that will pile up
- Neighbors would rather see 4 big lot homes that would increase their property values and be a lower density use
 - Proposed zoning is comparable to density and size of adjacent neighborhood
- Neighbors would rather see this property be a park for the neighborhood to use
- Neighbors would rather see this property be a dog park
- Neighbors would be against having a gas station go there
- Neighbors don't want any commercial use happening

At the recommendation of City of Mesa Planner Cassidy Welch, a second neighborhood meeting is scheduled for February 20, 2020 to further discuss questions and concerns with neighbors. A follow up report will be submitted to the City of Mesa prior to the scheduled Planning and Zoning board study session.

Thanks,

Jared Malone, RA, AIA
Project Architect
associatedarchitects

6 East Palo Verde St., Suite 1
Gilbert, Az. 85296
p. 480.964.8451
jared@associated-architects.com
www.associated-architects.com



Neighborhood Meeting Notification

Proposed Development: **Arboreta Village, new single family residential development**
Address: Southeast corner of University Dr. and Sossoman Rd.
Parcel Numbers: 218-24-001H

Dear Neighbor,

Arboreta Village has applied for City of Mesa Site Plan Review approval and Re-zone for the proposed development at the Southwest corner of University Dr. and Sossoman Rd. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the site as required by the City Planning Division. You are invited to attend a neighborhood meeting to discuss the proposed project to be held on Wednesday January 30, 2020 from 5:30 to 6:30 pm. The meeting will be held at the Red Mountain Multigenerational Center, Room #3, located at 7550 E. Adobe St. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

For additional information concerning the design of the proposed development or the Site Plan Review process, please contact the City of Mesa Planning Division at 55 North Center Street, or call the City of Mesa Planning Division Office at 480-644-2385.

Sincerely,

Jared Malone, RA, AIA
Project Architect
associatedarchitects

1356 E. McKellips Rd. Suite 101
Mesa, Az. 85203
p. 480.964.8451
jared@associated-architects.com
www.associated-architects.com

01/30/2020

Arboreta Village Neighborhood Meeting

Sign in:

Name	Initial	Phone No.	E-Mail
JARED HARRIS	JH	480-964-8451	A.J.HARRIS@ASSOCIATED-ARCHITECTS.COM
MARY COOKE	MC	480-840-1648	Mickione@AaI.com
Joe Cooke	JC	"	"
Robert Ausprung	RA	480-826-5285	baussie22@Gmail.Com
Travis Hansen	TH	480-222-5600	thansene@CB-CH.COM
CATHERIN MACDONALD	CM	480-720-4096	CMACDONALD@CB-CH.COM
Shirley Ward			
DAVID BEACH	DB	480-357-8524	DAVID@KROPPOS.ORG
Caroline Christiansen	CC	480-221-9340	Callie.Proffitt@gmail.com
Bryce Christiansen	BC	480-276-3385	bryccandcallie@gmail.com

Adjacent Neighborhood (Amberly Lane) Information gathered from Maricopa County Assessor's Website

LOT_NUM	Parcel Number	Owner	Property Address	LAND_SIZE	LIVING_SPACE	DEED_DATE	SALE_DATE	SALE_PRICE
1	218-24-005	FOIEN VALERIE	314 N SEYMOUR MESA 85207	4,733	1,591	12/18/2019	12/1/2019	237,000
2	218-24-006	SCOTT TWANA	318 N SEYMOUR MESA 85207	3,825	1,591	9/11/2012	9/1/2012	144,000
3	218-24-007	HUGHES MACE ANTHONY/KELLY LYNN	322 N SEYMOUR MESA 85207	3,780	1,591	11/21/2005	11/1/2005	252,000
4	218-24-008	SCHWARTZ KIMBERLY A	326 N SEYMOUR MESA 85207	5,132	1,549	10/14/2018		
5	218-24-009	RWA TRUST	332 N SEYMOUR MESA 85207	6,745	1,165	9/8/2016		
6	218-24-010	MACCLEARY KYLE	7614 E BUTTE ST MESA 85207	5,811	1,591	2/21/2019	1/1/2019	239,900
7	218-24-011	SEGURA VANESSA R	7620 E BUTTE ST MESA 85207	3,613	1,549	11/25/2019	11/1/2019	242,000
8	218-24-012	HELSTEN WESLEY T/MIDDAUGH ANTIONETTE S	7626 E BUTTE ST MESA 85207	3,570	1,591	11/25/2019		
9	218-24-013	SHELTON PROPERTIES INC	7632 E BUTTE ST MESA 85207	3,569	1,549	10/2/2019		
10	218-24-014	MONTIJO STEVEN	7636 E BUTTE ST MESA 85207	3,957	1,591	5/14/2018	5/1/2018	235,000
11	218-24-015	MACEDA REBECCA M/RAFAEL	336 N 76TH PL MESA 85207	5,553	1,549	4/2/2008	3/1/2008	210,000
12	218-24-016	WILLIAMS DAN JR/CHRISTY	342 N 76TH PL MESA 85207	4,951	1,591	1/2/2007		
13	218-24-017	CHRISTIANSSEN BRYCE	7642 E BALTIMORE ST MESA 85207	7,305	1,165	2/23/2016	2/1/2016	120,000
14	218-24-018	NELSON TIMOTHY/TOIGO TABATHA	7648 E BALTIMORE ST MESA 85207	3,627	1,591	4/16/2017	4/1/2017	185,000
15	218-24-019	GUTIERREZ RAUL ADRIAN	7654 E BALTIMORE ST MESA 85207	3,275	1,591	6/23/2016	6/1/2016	178,000
16	218-24-020	JOHNSON DAVID A/ERNA H TR	7660 E BALTIMORE ST MESA 85207	4,673	1,165	8/26/2004	11/1/2003	130,672
17	218-24-021	RIOS MARIA ELENA	343 N 76TH PL MESA 85207	4,863	1,165	3/14/2016	3/1/2016	161,000
18	218-24-022	MCCLUNG KEITH SCOTT	337 N 76TH PL MESA 85207	4,607	1,591	12/5/2006	12/1/2006	248,000
19	218-24-023	DAVIS KRISTINA	331 N 76TH PL MESA 85207	3,874	1,591	1/25/2009	1/1/2009	119,000
20	218-24-024	BACKENSTOSE JULIE	327 N 76TH PL MESA 85207	3,825	1,165	9/29/2013	9/1/2013	145,000
21	218-24-025	SILVERSTRAND LLC/ZELZAH LLC	323 N 76TH PL MESA 85207	3,570	1,165	10/2/2007		
22	218-24-026	LOZANO DAVID R/ROBYN K	319 N 76TH PL MESA 85207	3,570	1,591	7/17/2006	7/1/2006	240,000
23	218-24-027	PORTER SEAN M/NEWSUM AMANDA L	315 N 76TH PL MESA 85207	3,825	1,549	11/12/2003	11/1/2003	151,018
24	218-24-028	REED ANDREA L	311 N 76TH PL MESA 85207	3,570	1,591	11/23/2003	11/1/2003	152,844
25	218-24-029	MELCHER JOSIAH/EMILY	307 N 76TH PL MESA 85207	3,570	1,549	3/7/2019	3/1/2019	230,000
26	218-24-030	INGRAM KATHLEEN PATRICIA	303 N 76TH PL MESA 85207	3,825	1,165	8/2/2018	6/1/2018	197,500
27	218-24-031	DWIGHT SCHRUTE HOLDINGS LLC	263 N 76TH PL MESA 85207	3,570	1,591	11/20/2012		
28	218-24-032	WILLIAMS KARYN L	257 N 76TH PL MESA 85207	3,570	1,591	3/1/2009	2/1/2009	135,000
29	218-24-033	PAJAK ROBIN M	251 N 76TH PL MESA 85207	3,825	1,165	6/23/2003	6/1/2003	131,445
30	218-24-034	CSHC HOLDINGS LLC	245 N 76TH PL MESA 85207	4,420	1,165	10/9/2017	9/1/2017	184,000
31	218-24-035	SHARAYKO DANIEL M/MARY E	239 N 76TH PL MESA 85207	3,880	1,549	5/21/2003		
32	218-24-036	BESSEL MARJORIE/WYANT SCOTT	229 N 76TH PL MESA 85207	3,880	1,764	3/24/2019	2/1/2019	247,500
33	218-24-037	JERDE PAMELA J	225 N 76TH PL MESA 85207	3,570	1,549	2/4/2013		
34	218-24-038	RANDOLPH RODNEY	221 N 76TH PL MESA 85207	3,825	1,165	1/10/2018	11/1/2017	185,000
35	218-24-039	PROGRESS RESIDENTIAL BORROWER 11 LLC	217 N 76TH PL MESA 85207	3,570	1,591	10/6/2019	1/1/2019	192,000
36	218-24-040	GRAY FRANCIS E/DOREEN K	213 N 76TH PL MESA 85207	3,570	1,549	9/25/2008	7/1/2008	172,000
37	218-24-041	AHMADINEZHAD SHAHRAM/TABATABAII SHADI	209 N 76TH PL MESA 85207	4,562	1,165	3/22/2017	1/1/2017	182,000
38	218-24-042	MIRELES OSCAR/MIRIAM M	220 N 76TH PL MESA 85207	3,850	1,591	1/4/2007	1/1/2007	250,000
39	218-24-043	KENDRICK HEN TSUN ZEN TRUST	216 N 76TH PL MESA 85207	3,360	1,549	12/12/2010	12/1/2010	87,000
40	218-24-044	NAVA MADELINE P	212 N 76TH PL MESA 85207	3,360	1,591	5/30/2019	5/1/2019	226,000
41	218-24-045	CARY TYLER K/LYNDA A	208 N 76TH PL MESA 85207	3,880	1,165	7/16/2017	6/1/2017	180,000
42	218-24-046	WIDMER KIM	7642 E BOSTON ST MESA 85207	3,746	1,165	9/26/2013		
43	218-24-047	HARRINGTON PATRICK JAMES	7636 E BOSTON ST MESA 85207	4,435	1,165	9/10/2017	8/1/2017	180,000
44	218-24-048	IH6 PROPERTY PHOENIX LP	7630 E BOSTON ST MESA 85207	3,816	1,165	3/21/2016	3/1/2016	159,500
45	218-24-049	MELTON TIMOTHY/MELISSA	205 N SEYMOUR MESA 85207	4,114	1,165	10/15/2018		

46	218-24-050	REVOCABLE LIVING TRUST OF ROMEO T BARON	209 N SEYMOUR MESA 85207	4,450	1,764	10/8/2015		
47	218-24-051	GILLIES DIANE	7623 E BARSTOW ST MESA 85207	4,110	1,591	3/8/2017		
48	218-24-052	PROPERTY OWNER 10 LLC	7629 E BARSTOW ST MESA 85207	3,570	1,549	5/29/2019	4/1/2019	225,000
49	218-24-053	RAMIREZ DANAH C/LAUGESSEN JOSHUA L	7635 E BARSTOW ST MESA 85207	3,893	1,591	3/7/2018		
50	218-24-054	BLACK CHRISTOPHER K	7641 E BARSTOW ST MESA 85207	3,054	1,549	10/7/2013	10/1/2013	165,000
51	218-24-055	ROSENBARKER ERIC/SARAH	7647 E BARSTOW ST MESA 85207	4,474	1,764	10/10/2002	10/1/2002	153,587
52	218-24-056	HOPKINS LOLETA M	7658 E BARSTOW ST MESA 85207	4,642	1,165	8/25/2015	8/1/2015	157,000
53	218-24-057	LEWANDOWSKI CONRAD/JANET	7652 E BARSTOW ST MESA 85207	4,002	1,591	4/5/2011	4/1/2011	97,500
54	218-24-058	RONALD L AND NANCY J FINFROCK REV LIV TRUST	7640 E BARSTOW ST MESA 85207	3,888	1,764	8/21/2012	2/1/2012	145,900
55	218-24-059	CHARLES A POWELL & FUMI ISLEY-POWELL REV TR	7634 E BARSTOW ST MESA 85207	3,281	1,591	2/24/2016	1/1/2016	175,500
56	218-24-060	JAMES ROBERT W JR	7628 E BARSTOW ST MESA 85207	3,150	1,591	1/30/2018	1/1/2018	212,000
57	218-24-061	PEREZ MICHAEL/KATHERINE	7622 E BARSTOW ST MESA 85207	3,917	1,549	11/15/2017	10/1/2017	200,000
58	218-24-062	VANAPRASERT MONTHRE	7621 E BOISE ST MESA 85207	4,257	1,764	4/2/2009	1/1/2009	145,000
59	218-24-063	IHS PROPERTY PHOENIX L P	7627 E BOISE ST MESA 85207	3,825	1,165	9/10/2015	9/1/2015	149,150
60	218-24-064	BRYANT ASHLEY R	7633 E BOISE ST MESA 85207	3,599	1,549	11/26/2017		
61	218-24-065	HAYCOCK TIFFANY WINONA/DALLIN SHAWN	7639 E BOISE ST MESA 85207	4,452	1,591	9/8/2019	9/1/2019	259,000
62	218-24-066	ORTEGA OSCAR O JR/ZAVDY CHAPARRO	7651 E BOISE ST MESA 85207	4,207	1,165	3/26/2019	3/1/2019	220,000
63	218-24-067	GLORIA CHRISTOPHER/PATTERSON JOSELINE/CHOON	7657 E BOISE ST MESA 85207	4,365	1,165	1/1/2020	5/1/2019	230,000
64	218-24-068	KELCHO VIRGINIA M/MARFIL	308 N 76TH PL MESA 85207	3,460	1,549	1/16/2006		
65	218-24-069	PECH VICTOR/MARIA C	264 N 76TH PL MESA 85207	3,150	1,549	9/25/2017	8/1/2017	194,000
66	218-24-070	BRUNEST CHRISTOPHER D/KELSY A	258 N 76TH PL MESA 85207	3,375	1,165	8/29/2019	7/1/2019	229,900
67	218-24-071	MCPADDEN PATRICIA A	252 N 76TH PL MESA 85207	3,917	1,549	10/9/2003	10/1/2003	146,411
68	218-24-072	BARSAMIAN CHRISTOPHER P/MICHELLE N TR	7648 E BOISE ST MESA 85207	3,498	1,591	7/11/2012		
69	218-24-073	LATEMPA VICTOR JAMES IV/ANDREA M	7642 E BOISE ST MESA 85207	3,766	1,549	9/13/2018	8/1/2018	208,000
70	218-24-074	ENDERS KYLE C/MCCONNELL CORTNI M	7636 E BOISE ST MESA 85207	3,478	1,591	11/2/2017	9/1/2017	212,000
71	218-24-075	ISLAS MARIA TRINIDAD R	7630 E BOISE ST MESA 85207	3,510	1,165	6/14/2005	5/1/2005	207,000
72	218-24-076	SHELTON PROPERTIES INC	7624 E BOISE ST MESA 85207	3,590	1,591	10/2/2019		
73	218-24-077	BARCENA TRUST	7625 E BILLINGS ST MESA 85207	3,590	1,591	8/5/2019		
74	218-24-078	J W STANTON LLC	7631 E BILLINGS ST MESA 85207	3,152	1,591	8/13/2012	7/1/2012	145,500
75	218-24-079	EQUITABLE RENTALS LLC	7637 E BILLINGS ST MESA 85207	3,484	1,165	7/1/2015		
76	218-24-080	WILLIAMS SEAN/KELSEY	7643 E BILLINGS ST MESA 85207	3,718	1,591	3/1/2016	3/1/2016	179,000
77	218-24-081	SEGAL DAVID D	7649 E BILLINGS ST MESA 85207	3,869	1,549	10/14/2003	10/1/2003	151,655
78	218-24-082	FERRARA DANIEL	314 N 76TH PL MESA 85207	4,052	1,549	5/19/2004	5/1/2004	161,413
79	218-24-083	ARMSTRONG ADAM M	318 N 76TH PL MESA 85207	3,150	909	6/25/2013	5/1/2013	128,000
80	218-24-084	ROSS NATHALIA	322 N 76TH PL MESA 85207	3,150	1,591	3/22/2017	2/1/2017	187,900
81	218-24-085	AQUINO ARLANE/KELCHO VIRGINA	326 N 76TH PL MESA 85207	3,590	1,591	4/26/2006	3/1/2006	259,900
82	218-24-086	COOKE JOSEPH/MARY FRANCES	7645 E BUTTE ST MESA 85207	4,119	1,764	8/15/2004	8/1/2004	185,000
83	218-24-087	BURKEY RAMONA	7639 E BUTTE ST MESA 85207	3,594	1,165	2/12/2019		
84	218-24-088	WEN HANG LIN AND KUN YEN KUO TRUST	7633 E BUTTE ST MESA 85207	4,467	1,591	11/26/2013		
85	218-24-089	SOUTHERN MANAGEMENT LLC	321 N SEYMOUR MESA 85207	4,648	1,591	5/11/2017	4/1/2017	194,000
86	218-24-090	LUO XIANGJUN/HU GUOBAO	317 N SEYMOUR MESA 85207	3,972	1,549	1/18/2005	12/1/2004	184,000
87	218-24-091	FARNSWORTH SHARMIN L	313 N SEYMOUR MESA 85207	4,059	1,165	9/17/2008	8/1/2008	175,000
88	218-24-092	LANNING FAMILY TRUST	309 N SEYMOUR MESA 85207	4,279	1,591	7/16/2013	2/1/2012	135,000
89	218-24-093	YORK AMY M	258 N SEYMOUR MESA 85207	4,934	1,591	12/7/2016	12/1/2016	175,000
90	218-24-094	MARSHALL CHARLIE S/KERSTIN A	254 N SEYMOUR MESA 85207	3,800	1,591	11/13/2003	11/1/2003	143,069
91	218-24-095	J2D HOLDINGS LLC	250 N SEYMOUR MESA 85207	3,780	1,591	6/28/2015	6/1/2015	168,000
92	218-24-096	DEAL TONA TR	246 N SEYMOUR MESA 85207	4,050	1,165	4/8/2008		

93 218-24-097	INFUESTO ERIK GENE/MARJORIE K TR	242 N SEYMOUR MESA 85207	3,780	1,591	5/24/2012		
94 218-24-098	SEMMENS TANYA J	238 N SEYMOUR MESA 85207	3,780	1,909	2/24/2004	2/1/2004	154,223
95 218-24-099	UEDA TSUTOMU TOMMY/CAMPBELL CAROL LYNNE	234 N SEYMOUR MESA 85207	4,050	1,165	2/6/2017		
96 218-24-100	NEEDHAM SHARON	230 N SEYMOUR MESA 85207	3,780	909	8/17/2017	8/1/2017	169,000
97 218-24-101	IH5 PROPERTY PHOENIX L P	226 N SEYMOUR MESA 85207	3,780	1,591	6/9/2015	12/1/2014	147,900
98 218-24-102	AMADI CAREY C	222 N SEYMOUR MESA 85207	4,050	1,165	10/29/2003	10/1/2003	130,510
99 218-24-103	DAX CAROLINA I	218 N SEYMOUR MESA 85207	3,780	1,591	6/29/2015	6/1/2015	170,000
100 218-24-104	JOHNSON W R III	214 N SEYMOUR MESA 85207	3,780	1,549	8/9/2005	6/1/2005	239,900
101 218-24-105	BEACH DAVID J/ROXANNA	210 N SEYMOUR MESA 85207	4,140	1,764	6/24/2003	6/1/2003	156,249
Average			3,973	1,465			
					Averge sale price from 2015 -2019		\$ 200,137.50
					Average sale price in 2019		\$ 232,027.27

Schedule:

Pre-application meeting – July 3, 2019

Application Submittal – November 22, 2019

Letters sent to neighbors – two weeks prior to Neighborhood Meeting

Neighborhood meeting – TBD

Submittal of Citizen Participation Report and Notification Materials – TBD

Planning and Zoning Board Hearing – TBD

If you should have any questions or concerns, please do not hesitate to call or email me at 480-964-8451 or brian@associated-architects.com.

Thanks,

Brian Johns, RA, AIA

Principal Architect

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February 24, 2020

Citizen Participation Plan Report

Project: Arboreta Village

Case Number: ZON19-00919

The Citizen Participation Plan for the Arboreta Village project outlined below and submitted to the City of Mesa was completed and the following is a report of the outcome of that plan.

Action Plan (as submitted to the City of Mesa):

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:

- Interested neighbors – focused on 1,000 feet from site, but may include more

2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at TBD.

- The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used, and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

Report:

A second neighborhood meeting was held on February 20th, 2020 as a follow up to the concerns raised by the neighbors who attended the first neighborhood meeting. Similarly to the first meeting, notification letters were sent to all neighbors within a 1000' radius of the proposed development site. The letter contained a brief explanation of the project and reason for the second neighborhood meeting. The meeting was attended by representatives from Associated Architects, and by representatives of the property owners. Four neighbors representing two parcels attended the meeting, none of the attending neighbors were present at the first neighborhood meeting. A sign-in sheet is included with this report.

Information was provided to address the concerns expressed at the previous meeting. Please see below for concerns and responses. The attendees expressed support for the project and were excited to see single family residences of similar size as adjacent properties being proposed for the site. Those in attendance would prefer residential development for this corner as opposed to a commercial use such as a gas station.

Concerns/Responses: (Owner/Architect responses in brown)

- Traffic accidents will increase - already dangerous intersection

- See attached Trip Generation Statement – proposed use will generate an estimated 210 trips compared to 820 trips generated by a commercial shopping center
- Property Values will go down with smaller lots & higher density
 - Average sale price of homes in adjacent neighborhood between 2015 & 2019 - \$200,137.50 (information gathered from Maricopa County Assessor's website)
 - Average Sale price of homes in adjacent neighborhood in 2019 - \$232,027.27 (information gathered from Maricopa County Assessor's website)
 - Projected price of new homes in development starting at \$300,000.00
 - General Information was provided on methods used to determined property values. The information provided stated that new construction typically raised property values and revitalized local areas.
- The fake grass will look shabby and bring down property values
 - A sample of the proposed turf was provided to demonstrate the quality of the material
- Neighbors would be against having a gas station go there
- Neighbors don't want any commercial use happening

Attendees were reminded about the Planning and Zoning hearing to be held February 26th, 2020 and encouraged to attend and/or contact the City Planning Department with comments/questions.

Thank you,

Jared Malone, RA, AIA
Project Architect
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**Planning and Zoning Board
February 26, 2020**

**ZON19-00919 Arboreta Village
Citizen Participation
Email of support received by City Staff**

From: Wesley Helsten <wesley.helsten06@gmail.com>
Sent: Monday, February 24, 2020 6:13 AM
To: Cassidy Welch <Cassidy.Welch@mesaaz.gov>
Subject: Fwd: Arboreta Village Development

Hi Cassidy,

I did attend the meeting last week and I wanted to reiterate my support for this project. I am not sure if I or my wife will be there Wednesday but we are fully on board with this project and wanted to convey that for the meeting this Wednesday February 26th. They answered questions from the previous meeting as well as answered any lingering questions we all had. I am confident this will help our community tremendously and will be good to have. Let me know if you have any questions or anything else.

Thanks,
Wesley and Annie Helsten